

LEASE NO. GS-03P-LVA00729

BUILDING NO. VA3055

Global Lease
GSA FORM L100 (10/2018)

This Lease is made and entered into between

PH LLC

(Lessor), whose principal place of business is 100 North City Parkway, Suite 1700, Las Vegas, NV 89106, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Hampton Roads VA Community Based Outpatient Clinic, Knells Ridge Boulevard, Chesapeake, VA 23320

and more fully described in Section 1 and Exhibit E, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

20 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

(b) (6)

Bradley Sher

Name:

Title: Authorized Signatory

Entity Name: PH LLC

Date: 6/17/2021

Date:

FOR THE GOVERNMENT:

(b) (6)

Jessica Herring

Name:

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 6/28/2021

WITNESSED FOR THE LESSOR BY:

(b) (6)

Matthew Connolly

Name:

Title: Sr. Vice President / Development

Date: 6/19/2021

Date:

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (OCT 2016)

The Premises are described as follows:

A. Office and Related Space: **196,183** rentable square feet (RSF), yielding **186,201** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **first and second** floors of the Building, as depicted on the floor plans attached hereto as Exhibit **A**.

B. Common Area Factor: The Common Area Factor (CAF), defined under Section 2 of the Lease, is established as **(b) (4)** percent. This factor, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **(b) (4)** parking spaces as depicted on the plan attached hereto as Exhibit **B**, reserved for the exclusive use of the Government, all of which shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (OCT 2017)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT ¹	(b) (4)
OPERATING COSTS ²	(b) (4)
PARKING ³	(b) (4)
TOTAL ANNUAL RENT	\$6,540,000.00
TENANT IMPROVEMENT LUMP SUM AMOUNT⁴	(b) (4)
BSAC LUMP SUM AMOUNT⁵	(b) (4)

¹Shell rent calculation:

(Firm Term) \$(b) (4) per RSF multiplied by the RSF stated under Paragraph 1.01

²Operating Costs rent calculation: \$(b) (4) per RSF multiplied by the RSF stated under Paragraph 1.01

³Parking costs described under sub-paragraph B below

⁴Building Specific Amortized Capital (BSAC) of \$(b) (4) shall be paid lump sum upon space acceptance, per Paragraph 1.12

⁵Tenant Improvements of \$(b) (4) shall be paid lump sum upon space acceptance, per Paragraph 1.08

B. Parking shall be included in the shell rent.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

E. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **186,201** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

F. INTENTIONALLY DELETED

G. INTENTIONALLY DELETED

H. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

I. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

J. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described herein in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

K. After inspection and acceptance of work by the Government, a properly executed original invoice shall be forwarded to:

<https://finance.ocfo.gsa.gov/WebVendors>

- OR -

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division
100 S Independence Mall West
Philadelphia, PA 19106
Attn: Jessica Herring

For an invoice to be considered proper, it must:

- Be received after the execution of this LA,
- Reference the Pegasys Document Number (PDN) specified on this form: PDN to be established by Lease Amendment
- Include a unique, vendor-supplied, invoice number,
- Indicate the exact payment amount requested, and
- Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (OCT 2016)

A. **CBRE, Inc.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is \$(b) (4) and is earned upon Lease execution, payable according to the Commission Agreement signed between the Lessor and Broker. Only \$(b) (4) of the Commission will be payable to **CBRE, Inc.** with the remaining \$(b) (4) which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 1st Month's Rent.*

Month 2 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 2nd Month's Rent.*

Month 3 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 3rd Month's Rent.*

Month 4 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 4th Month's Rent.

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Month 5 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 5th Month's Rent.

Month 6 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals (b) (4) adjusted 6th Month's Rent.

Month 7 Rental Payment \$(b) (4) minus prorated Commission Credit of \$(b) (4) equals \$(b) (4) adjusted 7th Month's Rent.

1.05 ~~TERMINATION RIGHTS (OCT 2016)~~

1.06 RENEWAL RIGHTS (OCT 2016)

This lease may be renewed at the option of the Government for the following terms and at the following rental rates:

Option Period One: Five consecutive years firm. The annual rent shall be \$8,996,592.68, comprised of \$(b) (4) annually for shell rent and \$(b) (4) annually for operating rent.

Option Period Two: Five consecutive years firm. The annual rent shall be \$8,996,592.68, comprised of \$(b) (4) annually for shell rent and \$(b) (4) annually for operating rent.

The Government's exercise of this option is contingent upon obtaining any necessary congressional or executive branch approvals. Subject to said approvals, the Government may exercise this option by providing written intent to the Lessor within 120 days from the Lease expiration date.

All other terms and conditions of the Lease shall remain the same during any renewal term.

1.07 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017)

The following documents are attached to and made part of the Lease. This list will be updated and modified with the Phase II submission:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLANS / DESIGN SCHEMATIC	2	A
PARKING PLAN	1	B
AGENCY SPECIFIC REQUIREMENTS	282	C
JUMP PROTECTION	1	D
LEGAL DESCRIPTION	1	E
COMMISSION AGREEMENT	3	F
SMALL BUSINESS SUBCONTRACTING PLAN	7	G
DOL Wage Determination	6	H
NEPA REQUIREMENTS	2	I
TENANT IMPROVEMENTS COST SUMMARY TABLE	27	J
SECURITY REQUIREMENTS	7	K
SECURITY UNIT PRICE LIST	2	L
OPERATION AND MAINTENANCE PLAN	3	M
PROJECT SCHEDULE	4	N
FINAL SOURCE SELECTION OFFER RESPONSE	67	O
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REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT	4	Q
GSA FORM 3517B GENERAL CLAUSES	16	R

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016)

A. The Lessor has agreed to total TI pricing of (b) (4) based on the Agency's Requirements included in Exhibit C and design schematic included in Exhibit A.

B. INTENTIONALLY DELETED

C. The Government will make a lump sum payment for any or all work covered by the TI scope.

1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	(b) (4)
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	

1.10 INTENTIONALLY DELETED**1.11 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)**

The Lessor has agreed to total BSAC pricing of \$(b) (4) based on the Security Requirements included in Exhibit K and the Design Schematic included in Exhibit A.

1.12 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. INTENTIONALLY DELETED

B. The Government will make lump-sum payments for any work covered by the BSAC.

C. INTENTIONALLY DELETED

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2018)

A. As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **100** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **196,183** RSF by the total Building space of **196,183** RSF. The tax parcel number is **0360000003196**.

B. All relevant tax adjustment documentation (e.g., copies of paid tax receipts, invoices) must be submitted online via the GSA Real Estate Tax Portal at [RET.GSA.GOV](https://ret.gsa.gov).

1.14 ~~REAL ESTATE TAX BASE (SEP 2013)~~ INTENTIONALLY DELETED**1.15 OPERATING COST BASE (OCT 2016)**

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$(b) (4) per RSF.

1.16 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$(b) (4) per ABOA SF of Space vacated by the Government.

1.17 HOURLY OVERTIME HVAC RATES (OCT 2016)

A. The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$(b) (4) per hour per floor

B. There is no overtime charge during the following weekend hours:
Saturday: **6:00** AM through **1:00** PM

1.18 24-HOUR HVAC REQUIREMENT

Please refer to the Lease Design Narrative for 24-Hour HVAC requirements.

1.19 ~~BUILDING IMPROVEMENTS (MAR 2016)~~ INTENTIONALLY DELETED**1.20 ~~HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)~~ INTENTIONALLY DELETED****1.21 LESSOR'S DUNS NUMBER (OCT 2017)**

Lessor's Dun & Bradstreet DUNS Number: **078804069**.

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SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (OCT 2016)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- C. Building. Building(s) situated on the Property in which the Premises are located.
- D. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the "Commission Credit."
- E. Common Area Factor. The "Common Area Factor" (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15% $[(11,500 \text{ RSF} - 10,000 \text{ ABOA SF}) / 10,000 \text{ ABOA SF}]$. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- F. Contract. "Contract" shall mean this Lease.
- G. Contractor. "Contractor" shall mean Lessor.
- H. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.
- I. FAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1.
- J. Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights.
- K. GSAR. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- L. Lease Term Commencement Date. The date on which the lease term commences.
- M. Lease Award Date. The date the LCO executes the Lease and mails or otherwise furnishes written notification of the executed Lease to the successful Offeror (date on which the parties' obligations under the Lease begin).
- N. Premises. The Premises are defined as the total Office Area or other type of Space, together with all associated common areas, described in Section 1 of this Lease, and delineated by plan in the attached exhibit. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- O. Property. Defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas) to which the Government is granted rights.
- P. Rentable Space or Rentable Square Feet (RSF). Rentable Space is the area for which a tenant is charged rent. It is determined by the Building owner and may vary by city or by building within the same city. The Rentable Space may include a share of Building support/common areas such as elevator lobbies, Building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The Rentable Space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts. Rentable Square Feet is calculated using the following formula for each type of Space (e.g., office, warehouse, etc.) included in the Premises: $\text{ABOA SF of Space} \times (1 + \text{CAF}) = \text{RSF}$.
- Q. Space. The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.
- R. Office Area. For the purposes of this Lease, Space shall be measured in accordance with the standard (Z65.1-1996) provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed." References to ABOA mean ANSI/BOMA Office Area.
- S. Working Days. Working Days shall mean weekdays, excluding Saturdays and Sundays and Federal holidays.

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2.02 AUTHORIZED REPRESENTATIVES (OCT 2016)

Signatories to this Lease shall have full authority to bind their respective principals with regard to all matters relating to this Lease. No other persons shall be understood to have any authority to bind their respective principals, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer (LCO) by notice, without an express delegation by the prior LCO.

2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (OCT 2018)

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or a tenant agency-approved form when specifically authorized to do so by the LCO. The General Services Administration Acquisition Manual ("GSAM") clause, 552.270-31, Prompt Payment, including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the LCO, subject to the threshold limitation below.

B. Orders for alterations issued by an authorized COR are limited to no more than \$250,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

2.04 WAIVER OF RESTORATION (OCT 2018)

Lessor shall have no right to require the Government to restore the Premises upon expiration or earlier termination (full or partial) of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration or earlier termination (full or partial) of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

2.05 PAYMENT OF BROKER (JUL 2011)

If GSA awarded the Lease through its Broker, the Lessor shall pay GSA's Broker its portion of the commission one half upon Lease award and the remaining half upon acceptance of the Space. "Its portion of the commission" means the agreed-upon commission to GSA's Broker minus the Commission Credit specified in the Lease or Lease Amendment.

2.06 CHANGE OF OWNERSHIP (OCT 2018)

A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.

C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.

F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) for purposes of "All Awards" (See FAR 52.232-33), and complete all required representations and certifications within SAM. In addition, the Transferee must also complete a Foreign Ownership and Financing Representation.

G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to be paid to the original Lessor, subject to the Government's rights as provided for in this Lease. The Government's obligation to pay rent to the Transferee shall not commence until the Government has received all information reasonably required by the LCO under sub-paragraph D, the Government has determined that recognizing

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the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F.

2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

A. Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas to which the Government is granted rights).

Real Estate Taxes are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority is a state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year refers to the 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base is the unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed upon base for a Fully Assessed value of the Property.

The Property is deemed to be Fully Assessed (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Percentage of Occupancy refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

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The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

Tax Appeals. If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

2.08 ADJUSTMENT FOR VACANT PREMISES (OCT 2017)

A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced using the figure specified in the "Rate for Adjustment for Vacant Leased Premises" paragraph of this Lease.

B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space.

C. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.

2.09 OPERATING COSTS ADJUSTMENT (JUN 2012)

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

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C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

2.10 ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)

A. If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims or damages of any nature whatsoever.

B. Within **15** days after Lease award, the Lessor shall provide to the LCO (or representative designated by the LCO) evidence of a firm commitment of funds in an amount sufficient to perform the work.

C. The Government shall have the right to withhold approval of design intent drawings (DIDs) until the conditions specified in sub-paragraphs A and B have been satisfied.

D. Within **30** days after completion of design, the Lessor shall provide to the LCO evidence of:

1. Award of a construction contract for TIs with a firm completion date. This date must be in accordance with the construction schedule for TIs as described in the "Schedule for Completion of Space" paragraph of this Lease.
2. Issuance of required permits for construction of the TIs.

2.11 ~~RELOCATION ASSISTANCE ACT (APR 2011)~~ INTENTIONALLY DELETED


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SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS

3.01 LABOR STANDARDS (OCT 2016)

If the Lessor proposes to satisfy the requirements of this Lease through the construction of a new Building or the complete rehabilitation or reconstruction of an existing Building, and the Government will be the sole or predominant tenant such that any other use of the Building will be functionally or quantitatively incidental to the Government's use and occupancy, the following FAR clauses shall apply to all work (including shell and TIs) performed prior to the Government's acceptance of space as substantially complete. Full text versions of these clauses are available upon request from the LCO. Full text versions are also available at [HTTPS://WWW.ACQUISITION.GOV/?Q=BROWSEFAR](https://www.acquisition.gov/?Q=BROWSEFAR).

- 52.222-4 Contract Work Hours and Safety Standards Act—Overtime Compensation
- 52.222-5 Construction Wage Rate Requirements - Secondary Site of the Work
- 52.222-6 Construction Wage Rate Requirements
- 52.222-7 Withholding of Funds
- 52.222-8 Payrolls and Basic Records
- 52.222-9 Apprentices and Trainees
- 52.222-10 Compliance with Copeland Act Requirements
- 52.222-11 Subcontracts (Labor Standards)
- 52.222-12 Contract Termination—Debarment
- 52.222-13 Compliance with Construction Wage Rate Requirements and Related Regulations
- 52.222-14 Disputes Concerning Labor Standards
- 52.222-15 Certification of Eligibility

3.02 WORK PERFORMANCE (JUN 2012)

All work in performance of this Lease shall be done by skilled workers or mechanics and shall be acceptable to the LCO. The LCO may reject the Lessor's workers 1) if such are unlicensed, unskilled, or otherwise incompetent, or 2) if such have demonstrated a history of either untimely or otherwise unacceptable performance in connection with work carried out in conjunction with either this contract or other government or private contracts.

3.03 ENVIRONMENTALLY PREFERABLE PRODUCT REQUIREMENTS (OCT 2017)

- A. The Lessor must provide environmentally preferable products as detailed throughout individual paragraphs of this Lease.
- B. When individual paragraphs of this Lease do not contain specific requirements for environmentally preferable products, the Lessor must provide products meeting at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at WWW.SFTOOL.GOV/GREENPROCUREMENT to determine whether any of these criteria are applicable for a product category.
- C. The Lessor, if unable to comply with the environmentally preferable products requirements above, must submit a waiver request for each material within the TI pricing submittal. The waiver request shall be based on the following exceptions:
1. Product cannot be acquired competitively within a reasonable performance schedule.
 2. Product cannot be acquired that meets reasonable performance requirements.
 3. Product cannot be acquired at a reasonable price.
 4. An exception is provided by statute.

The price shall be deemed unreasonable when the total life cycle costs are significantly higher for the sustainable product versus the non-sustainable product. Life cycle costs are determined by combining the initial costs of a product with any additional costs or revenues generated from that product during its entire life.

3.04 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)

- A. Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in refurbished condition and shall meet the quality standards set forth by the Government in this Lease. In the absence of definitive quality standards, the Lessor is responsible to confirm that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.
- B. The Lessor shall submit a reuse plan to the LCO. The Government will not pay for existing fixtures and other TIs accepted in place. However, the Government will reimburse the Lessor, as part of the TIA, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the LCO.

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3.05 CONSTRUCTION WASTE MANAGEMENT (OCT 2017)

- A. Recycling construction waste is mandatory for initial space alterations for TIs and subsequent alterations under the Lease.
- B. **SUBMITTAL REQUIREMENT:** Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.
- C. The Lessor shall recycle the following items during both the demolition and construction phases of the project, subject to economic evaluation and feasibility: Ceiling grid and tile, light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs, duct work and HVAC equipment, wiring and electrical equipment, aluminum and/or steel doors and frames, hardware, drywall, steel studs, carpet, carpet backing, and carpet padding, wood, insulation, cardboard packaging, pallets, windows and glazing materials, all miscellaneous metals (as in steel support frames for filing equipment), and all other finish and construction materials.
- D. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCBs) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with Federal and state laws and requirements concerning hazardous waste.
- E. In addition to providing "one time" removal and recycling of large scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.
- F. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the LCO. Records shall include materials recycled or land-filled, quantity, date, and identification of hazardous wastes.

3.06 WOOD PRODUCTS (OCT 2016)

- A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Stewardship Council United States ([HTTPS://US.FSC.ORG/EN-US](https://us.fsc.org/en-us)), or the Sustainable Forestry Initiative ([HTTP://WWW.SFIPROGRAM.ORG/](http://www.sfiprogram.org/)).
- B. New installations of wood products used under this contract shall not contain wood from endangered wood species, as listed by the Convention on International Trade in Endangered Species. The list of species can be found at [HTTP://WWW.WOOD-DATABASE.COM/WOOD-ARTICLES/RESTRICTED-AND-ENDANGERED-WOOD-SPECIES/](http://www.wood-database.com/wood-articles/restricted-and-endangered-wood-species/) or [HTTPS://WWW.FWS.GOV/INTERNATIONAL/PLANTS/CURRENT-CITES-LISTINGS-OF-TREE-SPECIES.HTML](https://www.fws.gov/international/plants/current-cites-listings-of-tree-species.html).
- C. Particle board, strawboard, and plywood materials shall comply with Department of Housing and Urban Development (HUD) standards for formaldehyde emission controls. Plywood materials shall not emit formaldehyde in excess of 0.2 parts per million (ppm), and particleboard materials shall not emit formaldehyde in excess of 0.3 ppm.
- D. All materials comprised of combustible substances, such as wood plywood and wood boards, shall be treated with fire retardant chemicals by a pressure impregnation process or other methods that treats the materials throughout as opposed to surface treatment.

3.07 ADHESIVES AND SEALANTS (OCT 2017)

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall meet at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://sftool.gov/greenprocurement), as well as the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher.

3.08 BUILDING SHELL REQUIREMENTS (OCT 2016)

- A. The Building Shell shall be designed, constructed, and maintained in accordance with the standards set forth herein and completed prior to acceptance of Space. For pricing, fulfillment of all requirements not specifically designated as TIs, Building Specific Amortized Capital, Operating Costs, or other rent components as indicated shall be deemed included in the Shell Rent.
- B. Base structure and Building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and service areas, shall be complete. Restrooms shall be complete and operational. All newly installed Building shell components, including but not limited to, heating, ventilation, and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with TIs. Circulation corridors are provided as part of the base Building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor(s) necessary to meet code is provided as part of the shell.
- C. The Building Shell rental rate shall also include, but is not limited to, costs included listed under Section II of GSA Form 1217, Lessor's Annual Cost Statement, including insurance, taxes, lease commission and management, in addition to profit, reserve costs and loan financing for the Building.

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3.09 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012)

A. The Lessor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Lessor under this contract. The Lessor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, or other services.

B. THE LESSOR REMAINS SOLELY RESPONSIBLE FOR DESIGNING, CONSTRUCTING, OPERATING, AND MAINTAINING THE LEASED PREMISES IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE LEASE. The Government retains the right to review and approve many aspects of the Lessor's design, including without limitation, review of the Lessor's design and construction drawings, shop drawings, product data, finish samples, and completed base building and TI construction. Such review and approval is intended to identify potential design flaws, to minimize costly misdirection of effort, and to assist the Lessor in its effort to monitor whether such design and construction comply with applicable laws and satisfy all Lease requirements.

C. Neither the Government's review, approval or acceptance of, nor payment through rent of the services required under this contract, shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Lessor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Lessor's negligent performance of any of the services required under this Lease.

D. Design and construction and performance information is contained throughout several of the documents which comprise this Lease. The Lessor shall provide to space planners, architects, engineers, construction contractors, etc., all information required whether it is found in this Lease, special requirements and attachments, price lists, or design intent drawings. Reliance upon one of these documents to the exclusion of any other may result in an incomplete understanding of the scope of the work to be performed and/or services to be provided.

E. Lessor will contract with an independent commissioning agent ("Commissioning Agent") and an independent code agent ("Code Agent") to submit reports to GSA and VA. The Commissioning Agent shall complete all customary and ordinary commissioning notes and activities necessary, to confirm the suitability of the property. VA shall be provided with information about each agent's licenses, certifications, and experience prior to VA selection. The Code Agent shall review design and construction documents and construction to ensure that the facility is constructed to the agreed upon Standards and the Code List described in the ASR.

3.10 QUALITY AND APPEARANCE OF BUILDING (JUN 2012)

The Building in which the Premises are located shall be designed, built and maintained in good condition and in accordance with the Lease requirements. If not new or recent construction, the Building shall have undergone by occupancy, modernization, or adaptive reuse for office space with modern conveniences. The Building shall be compatible with its surroundings. Overall, the Building shall project a professional and aesthetically pleasing appearance including an attractive front and entrance way.

3.11 VESTIBULES (APR 2011)

A. Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

B. The Lessor shall provide permanent entryway systems (such as grilles or grates) to control dirt and particulates from entering the Building at all primary exterior entryways.

3.12 MEANS OF EGRESS (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

C. Interlocking or scissor stairs located on the floor(s) where Space is located shall only count as one exit stair.

D. A fire escape located on the floor(s) where Space is located shall not be counted as an approved exit stair.

E. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the IBC.

3.13 AUTOMATIC FIRE SPRINKLER SYSTEM (MAY 2015)

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3.14 FIRE ALARM SYSTEM (SEP 2013)

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3.15 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)**A. Energy-related Requirements:**

1. The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").
2. If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:
 - a. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or
 - b. (i) Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); and
 - (ii) Obtain and publicly disclose the Building's current ENERGY STAR® score (using EPA's Portfolio Manager tool), unless the Lessor cannot access whole building utility consumption data, or there is no building category within Portfolio Manager to benchmark against, including spaces—
 - I. That are located in States with privacy laws that provide that utilities shall not provide such aggregated information to multitenant building owners; and
 - II. For which tenants do not provide energy consumption information to the commercial building owner in response to a request from the building owner. (A Federal agency that is a tenant of the space shall provide to the building owner, or authorize the owner to obtain from the utility, the energy consumption information of the space for the benchmarking and disclosure required by this subparagraph D).
 - III. That cannot be benchmarked (scored) using EPA's Portfolio Manager tool because of excessive vacancy; in which case Lessor agrees to obtain the score and publicly disclose it within 120 days of the eligibility to obtain a score using the EPA Portfolio Manager tool.

Note: "public disclosure" means posting the Energy Star® score on state or local websites in those areas that have applicable disclosure mandates, and reporting the score to the Government via Portfolio Manager. In the absence of an applicable state or local disclosure mandate, Lessor shall either generate and display the Energy Star® score in a public space at the building location or post the score on Lessor's or Lessor's Parent/Affiliate website.

3. If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.
4. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.

B. Hydrology-related Requirements:

1. Per EISA Section 438, the sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the Property with regard to the temperature, rate, volume, and duration of flow. If the Lessor proposes to satisfy the Government's space requirements through a development or redevelopment project, and the Government will be the sole or predominant tenant such that any other use of the Property will be functionally or quantitatively incidental to the Government's use, the Lessor is required to implement hydrology maintenance and restoration requirements as required by EISA Section 438.

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a. For the purposes of applying EISA Section 438 in this lease, "sponsor" shall mean "Lessor", and "exceeds 5,000 square feet" shall mean construction that disturbs 5,000 square feet or more of land area at the Property or on adjoining property to accommodate the Government's requirements, or at the Property for whatever reason. Information regarding implementation of the hydrology maintenance and restoration requirements can be found at: <http://www.epa.gov/greeningepa/technical-guidance-implementing-stormwater-runoff-requirements-federal-projects>

b. Lessor is required to implement these hydrology maintenance and restoration requirements to the maximum extent technically feasible, prior to acceptance of the Space, (or not later than one year after the Lease Award Date or Lease Term Commencement Date, whichever is later, of a succeeding or superseding Lease). Additionally, this Lease requires EISA Section 438 storm water compliance not later than one year from the date of any applicable disturbance (as defined in EISA Section 438) of more than 5,000 square feet of ground area if such disturbance occurs during the term of the Lease if the Government is the sole or predominant tenant. In the event the Lessor is required to comply with EISA Section 438, Lessor shall furnish the Government, prior to the filing for permits for the associated work, with a certification from Lessor's engineer that the design meets the hydrology maintenance and restoration requirements of EISA Section 438.

3.16 ELEVATORS (OCT 2016)

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3.17 BUILDING DIRECTORY (APR 2011)

A tamper-proof directory with lock shall be provided in the Building lobby listing the Government agency and components. It must be acceptable to the LCO.

3.18 FLAGPOLE (SEP 2013)

Flagpoles (minimum of 4) shall be provided at a location to be approved by the LCO. The flags will be provided by the Lessor, as part of shell rent, and replaced at all times during the Lease term when showing signs of wear.

Flagpole must extend at least 35 feet above the ground and shall be equipped with rope and hardware for flags and be provided with lighting. The lessor is to provide US, State, VA and POW flags. The United States flag shall be flown the highest. Other flags shall be the same size or smaller than the United States flag. Flags shall be illuminated at night.

3.19 DEMOLITION (JUN 2012)

The Lessor shall remove existing abandoned electric, telephone, and data cabling and devices, as well as any other improvements or fixtures in place to accommodate the Government's requirements. Any demolition of existing improvements that is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

3.20 ACCESSIBILITY (FEB 2007)

The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

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3.21 CEILINGS (OCT 2017)

A complete acoustical ceiling system (which includes grid and lay-in tiles or other Building standard ceiling system as approved by the LCO) throughout the Space and Premises shall be required. The acoustical ceiling system shall be furnished, installed, and coordinated with TIs.

A. Ceilings shall be at a minimum 9 feet and 0 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

B. Prior to closing the ceiling, the Lessor shall coordinate with the Government for the installation of any items above the ceiling.

C. Should the ceiling be installed in the Space prior to construction of the TIs, then the Lessor shall be responsible for all costs in regard to the disassembly, storage during construction, and subsequent re-assembly of any of the ceiling components which may be required to complete the TIs. The Lessor shall also bear the risk for any damage to the ceiling or any components thereof during the construction of the TIs.

D. Ceilings shall be a flat plane in each room and shall be suspended and finished as follows unless an alternate equivalent is pre-approved by the LCO:

1. Restrooms. Plastered or spackled and taped gypsum board.
2. Offices and conference rooms. Mineral and acoustical tile or lay in panels with textured or patterned surface and tegular edges or an equivalent pre-approved by the LCO. Newly installed tiles or panels shall meet at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://SFTOOL.GOV/GREENPROCUREMENT).
3. Corridors and eating/galley areas. Plastered or spackled and taped gypsum board or mineral acoustical tile.

E. For ceiling installations in new lease construction projects, tiles or panels (for restrooms, offices, conference rooms, corridors, and eating/gallery areas) must comply with the following environmental standards: a) California Section 01350 standard for low-VOC materials; b) recyclable in a closed loop process; c) USDA Certified Biopreferred; and d) Environmental Product Declaration (EPD) available.

3.22 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)

A. Exterior Building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TIs.

B. Exterior doors shall be weather tight and shall open outward. (b) (5)
 These doors shall have a minimum clear opening of 42" clear wide x 80" high (per leaf). Doors shall be heavy duty, flush, (1) hollow steel construction, (2) solid core wood, or (3) insulated tempered glass. As a minimum requirement, hollow steel doors shall be fully insulated, flush, #16-gauge hollow steel. Solid-core wood doors and hollow steel doors shall be at least 1-3/4 inches thick. Door assemblies shall be of durable finish and shall have an aesthetically pleasing appearance acceptable to the LCO. The opening dimensions and operations shall conform to the governing building, fire safety, accessibility, and energy codes and/or requirements. Fire door assemblies shall be listed and labeled. Labels on fire door assemblies shall be maintained in a legible condition. (b) (5)

C. Exterior doors and all common area doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All doors shall have automatic door closers. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry.

3.23 DOORS: IDENTIFICATION (APR 2011)

All signage required in common areas unrelated to tenant identification shall be provided and installed by the Lessor.

3.24 WINDOWS (APR 2011)

A. Office Space shall have windows in each exterior bay unless waived by the LCO.

B. All windows shall be weather tight. Operable windows shall be modified to be inoperable. Windows accessible from fire escapes must be readily operable from the inside of the Building.

3.25 PARTITIONS: GENERAL (APR 2015)

Partitions in public areas shall be marble, granite, hardwood, or drywall covered with durable wall covering or high performance coating, or equivalent pre-approved by the LCO. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

3.26 PARTITIONS: PERMANENT (OCT 2019)

A. Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84). Stairs, elevators, and other floor openings shall be enclosed by partitions and shall have the fire resistance required by the applicable building code, fire code and ordinances adopted by the jurisdiction in which the Building is located (such as the International Building Code, etc.) current as of the Lease Award Date.

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B. For leases 10,000 RSF or greater where the Government is a sole tenant of the Building, the Lessor is encouraged to use materials for newly installed gypsum board meeting the applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://sftool.gov/greenprocurement) and <https://sftool.gov/greenprocurement/green-products/3/building-finishes/1735/wallboardgypsum-boarddrywall/0?addon=False>.

3.27 INSULATION: THERMAL, ACOUSTIC, AND HVAC (OCT 2019)

A. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product.

B. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.

C. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91.

D. All insulation shall contain low emitting volatiles and not result in indoor air levels above 0.016 parts per million (ppm) of formaldehyde.

E. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located.

3.28 WALL FINISHES – SHELL (SEP 2015)

A. All restrooms within the Building common areas of Government-occupied floors shall have 1) ceramic tile, recycled glass tile, or comparable wainscot from the finished floor to a minimum height of 4'-6" and 2) semigloss paint on remaining wall areas, or other finish approved by the Government.

B. All elevator areas that access the Space and hallways accessing the Space shall be covered with wall coverings not less than 20 ounces per square yard, high performance paint, or an equivalent.

3.29 PAINTING – SHELL (OCT 2019)

A. The Lessor shall bear the expense for all painting associated with the Building shell. These areas shall include all common areas. Exterior perimeter walls and interior core walls within the Space shall be spackled and prime painted. If any Building shell areas are already painted prior to TIs, then the Lessor shall repaint, at the Lessor's expense, as necessary during TIs.

B. The costs for cyclical painting requirements as outlined in Section 6 shall be included in the shell rent.

C. For leases 10,000 RSF or greater, primer shall meet applicable, statutory environmentally preferable criteria related to biobased and recovered material content as outlined in the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://sftool.gov/greenprocurement) and <https://sftool.gov/greenprocurement/green-products/3/building-finishes/1338/paint/0?addon=False>.

3.30 FLOORS AND FLOOR LOAD (APR 2015)

A. All adjoining floor areas shall be of a common level not varying more than 1/4 inch over a 10-foot horizontal run in accordance with the American Concrete Institute standards, non-slip, and acceptable to the LCO.

B. Under-floor surfaces shall be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per ABOA SF plus 20 pounds per ABOA SF for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ABOA SF, including moveable partitions. Lessor may be required to provide a report by a registered structural engineer showing the floor load capacity, at the Lessor's expense. Calculations and structural drawings may also be required.

C. For new lease construction projects, concrete material must have recycled content in the form of at least 25% fly ash or at least 15% ground granulated blast-furnace (GGBF) slag.

3.31 FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013)

A. Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, or terrazzo. Resilient flooring shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble, or carpet base.

B. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas of Government-occupied floors.

C. Any alternate flooring must be pre-approved by the LCO.

D. The costs for cyclical carpet replacement requirements as outlined in Section 6 shall be included in the shell rent.

3.32 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office Space.

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3.33 BUILDING SYSTEMS (APR 2011)

Whenever requested, the Lessor shall furnish to GSA as part of shell rent, a report by a registered professional engineer(s) showing that the Building and its systems as designed and constructed will satisfy the requirements of this Lease.

3.34 ELECTRICAL (JUN 2012)

A. The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have

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B. Main power distribution switchboards and distribution and lighting panel boards shall be (b) (5)

C. Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. The Lessor shall provide duplex utility outlets in restrooms, corridors, and dispensing areas.

3.35 ~~ADDITIONAL ELECTRICAL CONTROLS (JUN 2012)~~ INTENTIONALLY DELETED**3.36 PLUMBING FIXTURES: WATER CONSERVATION (OCT 2019)**

For leases 10,000 RSF or greater, the specifications listed below apply:

1. New installations of plumbing fixtures,
2. Replacement of existing plumbing fixtures, or
3. Existing non-conforming fixtures where the Government occupies the full floor.

A. Water closets must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized.

B. Urinals must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.

C. Faucets must conform to EPA WaterSense or fixtures with equivalent flow rates must be utilized.

Information on EPA WaterSense fixtures can be found at [HTTP://WWW.EPA.GOV/WATERSENSE/](http://www.epa.gov/watersense/).

3.37 DRINKING FOUNTAINS (OCT 2016)

On each floor of Government-occupied Space, the Lessor shall provide a minimum of two drinking fountains and water bottle filling stations with chilled potable water within 200 feet of travel from any Government-occupied area on the floor. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard. Potable is defined as water meeting current EPA primary drinking water standards or more stringent, applicable state or local regulations. Municipal or public water systems are required to meet this same standard. The Lessor shall serve as first responder to any occupant complaints about drinking water. The Lessor shall promptly investigate any such complaints and implement the necessary controls to address the complaints and maintain potable water conditions.

3.38 RESTROOMS (OCT 2016)

A. If this Lease is satisfied by new construction or major alterations, Lessor shall provide water closets, sinks and urinals on each floor that is partially or fully occupied by the government per the following schedule. The schedule is per floor and based on a density of one person for each 135 ABOA SF of office Space, allocated as 50% women and 50% men. If major alterations to the restrooms occur during the term of this Lease, the number of fixtures then must meet the schedule as part of the major alterations.

ESTIMATED NUMBER OF EACH GENDER PER FLOOR			(WOMEN'S) WATER CLOSETS	(WOMEN'S) SINKS	(MEN'S) WATER CLOSETS	(MEN'S) URINALS	(MEN'S) SINKS
1	to	8	2	1	1	1	1
9	to	24	3	2	2	1	1
25	to	36	3	2	2	1	2
37	to	56	5	3	3	2	2
57	to	75	6	4	4	2	2
76	to	96	6	5	4	2	3
97	to	119	7	5	5	2	3
120	to	134	9	5	6	3	4
Above 135			3/40	1/24	1/20	1/40	1/30

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B. If no new construction or major renovation of a restroom is occurring, compliance with local code is sufficient. Separate restroom facilities for men and women shall be provided in accordance with local code or ordinances, on each floor occupied by the Government in the Building. The facilities shall be located so that employees will not be required to travel more than 200 feet on one floor to reach the restrooms. Each restroom shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open.

C. Each main restroom shall contain the following:

1. A mirror and shelf above the lavatory.
2. A toilet paper dispenser in each water closet stall that will hold at least two rolls and allow easy, unrestricted dispensing.
3. A coat hook on the inside face of the door to each water closet stall and on several wall locations by the lavatories.
4. At least one modern paper towel dispenser, soap dispenser, and waste receptacle for every two lavatories.
5. A sanitary napkin dispenser in women's restrooms with a waste receptacle in each water closet stall.
6. A disposable toilet seat cover dispenser.
7. A counter area of at least 2 feet, 0 inches in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground-fault interrupter-type convenience outlet located adjacent to the counter area. The counter should be installed to minimize pooling or spilling of water at the front edge.
8. A floor drain.
9. For new installations and major renovations, restroom partitions shall be made from recovered materials as listed in EPA's CPG.

3.39 PLUMBING FIXTURES: WATER CONSERVATION (OCT 2016)

The specifications listed under sub-paragraphs A through C apply for:

1. New installations of plumbing fixtures,
2. Replacement of existing plumbing fixtures, or
3. Existing non-conforming fixtures where the Government occupies the full floor.

A. Water closets must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized.

B. Urinals must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.

C. Faucets must conform to EPA WaterSense or fixtures with equivalent flow rates must be utilized.

Information on EPA WaterSense fixtures can be found at [HTTP://WWW.EPA.GOV/WATERSENSE/](http://www.epa.gov/watersense/).

3.40 JANITOR CLOSETS (SEP 2015)

Janitor closets shall meet all local codes and ordinances. When not addressed by local code, Lessor shall provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.

3.41 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (OCT 2016)

A. HVAC systems shall be installed and operational, including, as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers, as per the Lease and Agency Specific Requirements, including all Building common areas. The design, operation and maintenance of the systems will meet American National Standards Institute, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 170, Ventilation of Healthcare Facilities. The Lessor shall provide conditioned air through low pressure duct work and systems shall be designed with sufficient systems capacity to meet all requirements in this Lease.

B. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.

C. Equipment Performance. Temperature control for office Spaces shall be provided by concealed heating and air conditioning equipment. The equipment shall maintain Space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5 W/SF from initial design requirements of the tenant.

D. Ductwork Re-use and Cleaning. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.

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E. For spaces not covered by ANSI/ASHRAE 170 heating and cooling, ventilation shall be provided in accordance with the latest edition of the American National Standards Institute, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 62.1, Ventilation for Acceptable Indoor Air Quality.

F. Heating and air-conditioning air distribution systems (air handling units, VAV boxes, fan coil units, etc.) for the Space shall be equipped (b) (5)

G. Restrooms shall be properly exhausted, with a minimum of 10 air changes per hour.

H. Zone Control. Provide individual thermostat control for office Space with control areas not to exceed 1,500 ABOA SF. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing Space use and modulating HVAC system in response to Space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

3.42 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)

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3.43 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)

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3.44 LIGHTING: INTERIOR AND PARKING - SHELL (OCT 2016)

NOTE: FOR PRICING ESTIMATING PURPOSES, FIXTURES WILL BE INSTALLED AT THE AVERAGE RATIO OF 1 FIXTURE PER 80 ABOA SF.

A. INTERIOR FIXTURES: High efficiency T-8, T-5, or LED light fixtures (and associated ballasts or drivers) shall be installed as either ceiling grid or pendant mounted for an open-office plan. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lessor shall provide, as part of Shell Rent, a minimum overall lighting fixture efficiency of 85 percent. Lamps shall maintain a uniform color level throughout the lease term.

B. LIGHTING LEVELS: Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Lessor shall provide, as part of Shell Rent, 10 average foot-candles in all other Building areas within the

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Premises with a uniformity ratio of 4:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle) by either an onsite emergency generator or fixture mounted battery packs.

C. POWER DENSITY:

Existing Buildings: The maximum fixture power density shall not exceed 1.4 watts per ABOA SF.

New Construction: The maximum fixture power density shall not exceed 1.1 watts per ABOA SF.

D. DAYLIGHTING CONTROLS: If the Lease is more than 10,000 ABOA SF, the Lessor shall provide daylight dimming controls in atriums or within 15 feet of windows and skylights where daylight can contribute to energy savings. Daylight harvesting sensing and controls shall be either integral to the fixtures or ceiling mounted and shall maintain required lighting levels in work spaces.

E. OCCUPANCY/VACANCY SENSORS: The Lessor shall provide ceiling mount occupancy sensors, or vacancy sensors (preferred), or scheduling controls through the building automation system (BAS) throughout the Space in order to reduce the hours that the lights are on when a particular space is unoccupied. No more than 1,000 square feet shall be controlled by any one sensor. Occupancy sensors in enclosed rooms shall continue to operate after the BAS has shutdown the building at the end of the workday.

F. BUILDING PERIMETER:

1. Exterior parking areas, vehicle driveways, pedestrian walks, and the Building perimeter lighting levels shall be designed per Illuminating Engineering Society (IES) standards. Provide 5 foot-candles for doorway areas, 3 foot-candles for transition areas and at least 1 foot-candle at the surface throughout the parking lot. Parking lot fixtures shall provide a maximum to minimum uniformity ratio of 15:1 and a maximum to average uniformity ratio of 4:1.

2. If the leased space is 100 percent occupied by Government tenants, all exterior parking lot fixtures shall be "Dark Sky" compliant with no property line trespass.

G. PARKING STRUCTURES: The minimum illuminance level for parking structures is 5 foot-candles as measured on the floor with a uniformity ratio of 10:1.

H. PARKING SENSORS: If the leased space is 100 percent occupied by Government tenants, exterior parking area and parking structure lighting shall be sensor or BAS controlled in order that it may be programmed to produce reduced lighting levels during non use. This non-use time period will normally be from 11:00 pm to 6:00 am.

I. EXTERIOR POWER BACKUP: Exterior egress, walkway, parking lot, and parking structure lighting must have emergency power backup to provide for safe evacuation of the Building.

3.45 ACOUSTICAL REQUIREMENTS (JUN 2012)

Acoustical requirements for all healthcare spaces are outlined in the Facility Guidelines Institute (FGI) Guidelines for Design and Construction of Hospitals and Outpatient Facilities. For spaces not addressed in FGI the following requirements apply:

A. Reverberation Control. Private office and conference rooms using suspended acoustical ceilings shall have a noise reduction coefficient (NRC) of not less than 0.65 in accordance with ASTM C-423. Open office using suspended acoustical ceilings shall have an NRC of not less than 0.75. Private offices, conference rooms, and open offices using acoustical cloud or acoustical wall panels with a minimum of 70% coverage shall have an NRC of not less than 0.85.

B. Ambient Noise Control. Ambient noise from mechanical equipment shall not exceed noise criteria curve in accordance with the ASHRAE Handbook of Fundamentals in offices and conference rooms; NC 45 in corridors, cafeterias, lobbies, and restrooms; NC 50 in other spaces.

C. Noise Isolation. Rooms separated from adjacent spaces by ceiling high partitions (not including doors) shall not be less than the following noise isolation class (NIC) standards when tested in accordance with ASTM E-336:

Conference rooms: NIC 40

Offices: NIC 35

D. Testing. The LCO may require, at Lessor's expense, test reports by a qualified acoustical consultant showing that acoustical requirements have been met.

3.46 SECURITY FOR NEW CONSTRUCTION (OCT 2019)

The Lessor shall provide a written certification from a licensed professional engineer that the Building conforms to a minimum of:

(b) (5)

(b) (5)

3.47 ~~SEISMIC SAFETY FOR NEW CONSTRUCTION (SEP 2012)~~ INTENTIONALLY DELETED**3.48 FIRE PROTECTION FOR NEW CONSTRUCTION (APR 2015)**

(b) (5)

3.49 GREEN BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (OCT 2016)

A. Within 12 months of occupancy, the Lessor shall obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes® NC program. For requirements to achieve the Two Green Globes certification, Lessor must refer to the latest version at the time of submittal of the Green Globes® NC Technical Reference Manual (at [HTTP://WWW.THEGBI.ORG/](http://www.thegbi.org/)). At completion of all documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks, flash drives, or appropriate electronic media of all documentation submitted to GBI. Acceptable file format is Adobe PDF from the Green Globes® online surveys. In addition, the Lessor will provide the Government viewing access to the Green Globes® online surveys, as applicable, during design and through the term of the Lease.

B. Prior to the end of the first year of occupancy, if the Lessor fails to achieve a Two Green Globes® certification, the Government may assist the Lessor in implementing a corrective action program to achieve a Two Green Globes® certification and deduct its costs (including administrative costs) from the rent.

3.50 ~~GREEN BUILDING RATING CERTIFICATION FOR TENANT INTERIORS (OCT 2016)~~ INTENTIONALLY DELETED**3.51 INDOOR AIR QUALITY DURING CONSTRUCTION (OCT 2019)**

A. The Lessor shall provide to the Government safety data sheets (SDS) or other appropriate documents upon request, but prior to installation or use for the following products, including but not limited to, adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finishes for wood surfaces, janitorial cleaning products, and pest control products.

B. The LCO may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.

C. Where demolition or construction work occurs adjacent to occupied Space, the Lessor shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.

(b) (5)

E. Flush-Out Procedure:

1. HVAC flush-out shall commence after construction ends and the Building has been completely cleaned. All interior finishes, such as millwork, doors, paint, carpet, acoustic tiles, and movable furnishings (e.g., workstations, partitions), must be installed, and major VOC punch list items must be finished.

2. Prior to occupancy, Lessor shall install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%.

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3. If the LCO determines that occupancy is required before flush-out can be completed, the Space may be occupied only after delivery of a minimum of 3,500 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%. Once the Space is occupied, it must be ventilated at a minimum rate of 0.30 cubic foot per minute (cfm) per square foot of outdoor air or greater. During each day of the flush-out period, ventilation must begin at least three hours before occupancy and continue during occupancy. These conditions must be maintained until a total of 14,000 cubic feet per square foot of outdoor air (4 270 liters of outdoor air per square meter) has been delivered to the space.

3.52 SYSTEMS COMMISSIONING (APR 2011)

A. Commissioning by the Lessor shall be performed as noted in the most current edition of The Facilities Guidelines Institute (FGI) Guidelines for Design and Construction of Outpatient Facilities.

B. The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover all work associated with building shell and TIs to include, but not limited to: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, water quality, lighting controls, and domestic hot water systems.

3.53 DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS – LEASE (SEP 2014)

A. Environmental Due Diligence

Lessor is responsible for performing all necessary "response" actions (as that term is defined at 42 U.S.C. § 9601(25) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)) with regard to all "recognized environmental conditions," as that term is defined in ASTM Standard E1527-13, as such standard may be revised from time to time. This obligation extends to any contamination of the Property where such contamination is not attributable to the Government. Lessor must provide the Government with a summary report demonstrating completion of all required response actions prior to Substantial Completion. Any remediation performed by or on behalf of Lessor must be undertaken in strict compliance with all applicable federal, state and local laws and regulations.

B. National Environmental Policy Act

The National Environmental Policy Act regulations provide for analyzing proposed major federal actions to determine if there are ways to mitigate the impact of the proposed actions to avoid, minimize, rectify, reduce, or compensate for environmental impacts associated with such actions. Where the Government has determined that any or all of these mitigation measures should be or must be adopted to lessen the impact of these proposed actions, Lessor must incorporate all mitigation measures identified and adopted by the Government in the design and construction drawings and specifications. All costs and expenses for development of design alternatives, mitigation measures and review submittals for work to be performed under the Lease are the sole responsibility of Lessor.

3.54 NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - LEASE (SEP 2014)

A. Where a Memorandum of Agreement or other pre-award agreement concluding the Section 106 consultation includes mitigation, design review or other continuing responsibilities of the Government, Lessor must allow the Government access to the Property to carry out compliance activities. Compliance may require excavation for artifact recovery, recordation and interpretation. For Tenant Improvements and other tenant-driven alterations within an existing historic building, new construction or exterior alterations that could affect historic properties, compliance also may require on-going design review. In these instances, Lessor will be required to retain, at its sole cost and expense, the services of a preservation architect who meets or exceeds the *Secretary of the Interior's Professional Qualifications Standards for Historic Architecture*, as amended and annotated and previously published in the Code of Federal Regulations, 36 C.F.R. part 61, and the *GSA Qualifications Standards for Preservation Architects*. These standards are available at: [HTTP://WWW.GSA.GOV/HISTORICPRESERVATION](http://www.gsa.gov/historicpreservation)>Project Management Tools> Qualification Requirements for Preservation Architects. The preservation architect will be responsible for developing preservation design solutions and project documentation required for review by the Government, the State Historic Preservation Officer (SHPO), the Tribal Historic Preservation Officer (THPO), if applicable, and other consulting parties in accordance with Section 106. For Tenant Improvements and other tenant-driven alterations within an existing historic building, the preservation architect must develop context-sensitive design options consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Where new construction or exterior alterations, or both, are located within a historic district, may be visible from historic properties or may affect archeological resources, compliance may require tailoring the design of the improvements to be compatible with the surrounding area. Design review may require multiple revised submissions, depending on the complexity of the project and potential for adverse effects to historic properties. GSA is responsible for corresponding with the SHPO, the THPO, if applicable, and any other consulting party.

B. Compliance requirements under Section 106 apply to all historic property alterations and new construction, regardless of the magnitude, complexity or cost of the proposed scope of work.

C. The costs for development of design alternatives and review submittals for work required under the Lease are the sole responsibility of Lessor. In addition, building shell costs relating to such design alternatives are the sole responsibility of Lessor and must be included in the shell rent. Such costs may be offset by federal, state or local preservation tax benefits. Lessor is encouraged to seek independent financial and legal advice concerning the availability of these tax benefits.

3.55 DESIGN EXCELLENCE – LEASE (OCT 2016)

A. After Lease Award, the Lessor's Architect, Engineers and Construction Management Team shall participate in a Technical Design Review of the design with Government representatives to collaboratively develop a final design and balance the following objectives:

- Provide an efficient working environment that can accommodate ongoing technological innovation and allow for a technologically state-of-the-art work place throughout the building's useful life;

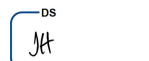
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- Provide design, construction, and ongoing operational services that minimize the impact on the environment and the utilization of energy and other scarce and non-renewable resources;
- Provide an innovative design that appropriately expresses the Federal Government's purpose and identity—a facility that reflects the dignity, enterprise, vigor, and stability of the Federal Government, emphasizing designs that embody the finest contemporary architectural innovations while avoiding an official style;
- Provide a design that exemplifies accessibility within the context of a public/private sector project;
- Provide an efficient and economical construction process and procedures that enforces and improves the design goals; and
- Deliver the building on-time and on-budget and within prevailing market rates for this type of facility.

B. GSA's goal is to maximize the above objectives in the design and construction of the facility while maintaining a fully serviced lease.


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SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES

4.01 SCHEDULE FOR COMPLETION OF SPACE

Design and construction activities for the Space shall commence upon Lease award. The Lessor shall provide electronic submissions of DID and CDs in ".PDF" and ".DWG" format. Hard copies will also be required. The Lessor shall schedule the following activities to achieve timely completion of the work required by this Lease per the Lessor's Project Schedule (Exhibit O).

A. Lessor-Provided Design Intent Drawings (DIDs): The Lessor must submit to GSA, as part of the shell cost, complete DIDs conforming to the requirements of this Lease and other Government-supplied information related to the tenant agency's interior build-out requirements. The Government (GSA and the tenant agency) and the Lessor shall attend two workshops managed by the Lessor for the purpose of providing information and direction in the development of DIDs:

1. Lessor's submission 1: DID Level 1 and Workshop

- a. Lessor shall hold a **four (4)** day DID level 1 workshop with all stakeholders on the project within **10 working** days of award.
- b. Review of the Lessor's Block Plans: During the workshop, the team will review the Lease and the Lessor's Phase 2 RLP submissions, including the block plans. Block Plans are a drawn-to-scale floor plan, similar to a Test Fit, but produced once a specific space has been awarded and in order to develop an agency-approved layout prior to DIDs. Block Plans show partitions, doors, square footage allocations, room/area names, and circulation patterns. Furniture may be shown in generic or block form. The Level 1 DID Workshop is concentrated to produce Level 1 DIDs and eliminate a prolonged DID delivery process. Expected outcomes include resolution to design issues including required adjacencies, power and communication locations, and finish locations.
- c. The Lessor's preparation of submission 1: DID Level 1: The Lessor, as part of the shell funding, must complete Level 1 DIDs conforming to the Lease, information provided in the Level 1 workshop, and the Government's comments on the block plans, not later than **15 Working Days** following the DID Level 1 workshop. If during the preparation of DIDs the Lessor becomes aware that any material requirement cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of DIDs until direction is received from the LCO. The LCO shall provide direction within **10 Working Days** of such notice, but the Government shall not be responsible for delays to completion of DIDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease (e.g., number of workstations and required adjacencies).
- d. Government review and approval of Lessor-provided DIDs: The Government shall have **15 working days** to perform reviews of each DID submission. The Government must notify the Lessor of DID approval not later than **15 working Days** following submission of DIDs conforming to the requirements of this Lease as supplied by the Government. Should the DIDs not conform to these requirements, the Government must notify the Lessor of such non-conformances within the same period; however, the Lessor shall be responsible for any delay to approval of DIDs occasioned by such non-conformance. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease as they apply to the Space.

2. Lessor's submission 2: DID Level 2 and Workshop

- a. Lessor shall hold a **four (4)** day DID level 2 workshop with all stakeholders on the project within **10 working days** of Government approval of the Level 1 DIDs. The Level 2 DID Workshop is concentrated to produce final and approved DIDs and eliminate a prolonged DID delivery process. Expected outcomes include resolution to design issues including code review, systems furniture placement, and finish and hardware selections.
- b. During the DID workshop, the Lessor shall provide a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, hardware, and flooring to the Government. All samples provided must comply with specifications set forth elsewhere in the Lease. The Government shall confirm finish selections during the Government review of the Level 2 DIDs. The Lessor may not make any substitutions after the finish option is selected without the GSA Lease Contracting Officer's approval.
- c. The Lessor's preparation of submission 2: DID Level 2: The Lessor, as part of the shell funding, must complete Level 2 DIDs conforming to the Lease, information provided in the DID workshops, and the Government's comments on the block plans, not later than **15 Working Days** following the Government's review of the Level 1 DIDs. If during the preparation of DIDs the Lessor becomes aware that any material requirement cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of DIDs until direction is received from the LCO. The LCO shall provide direction within **10 Working Days** of such notice, but the Government shall not be responsible for delays to completion of DIDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease (e.g., number of workstations and required adjacencies).
- d. Government review and approval of Lessor-provided DIDs: The Government shall have **15 working days** to perform reviews of each DID submission. The Government must notify the Lessor of DID approval, including finish selections, not later than **15 working Days** following submission of DIDs conforming to the requirements of this Lease as supplied by the Government. Should the DIDs not conform to these requirements, the Government must notify the Lessor of such non-conformances within the same period; however, the Lessor shall be responsible for any delay to approval of DIDs occasioned by such non-conformance. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease as they apply to the Space.

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B. DIDs. For the purposes of this Lease, DIDs are defined as layout line drawings of the leased Space, reflecting all Lease requirements, showing partitions and doors; schematic demolition; voice, data, and electrical outlet locations; finishes; generic furniture layout, and any additional details necessary to communicate the design intent to the lessor's architect for the purpose of preparing the construction documents (CDs). A full DID set must include the following elements:

Submission 1: DID Level 1:

1. Cover Sheet;
2. Narrative
3. Completed GSA Design Intent Drawing (DID) Level 1 Checklist
4. Demolition Plan (if applicable);
5. Construction (Partition) Plan;
6. Power/Communication (Electrical) Plan;
7. Furniture Plan; and
8. Finish Plan.

Submission 2: DID Level 2-The Level 2 DIDs must also include the following Level 2 elements in addition to the Level 1 elements:

1. Completed GSA Design Intent Drawing (DID) Level 2 Checklist
2. Reflected Ceiling Plan;
3. Interior Elevations;
4. Interior Sections;
5. Partition Type/ Section Plan; and
6. Door/Hardware Schedule

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D. The Lessor's preparation of submission 3: 75% construction documents (CDs): The Lessor, as part of the TI funding, must complete CDs conforming to the approved DIDs not later than **45** Working Days following the approval of level 2 DIDs. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within **10** Working Days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

1. 75% Construction Drawings with "DRAFT" Specifications, updated narrative, and current calculations confirming that all Government Review comments have been incorporated. Please see Appendix X for the 75% CD Checklist. All items on this checklist must be included to constitute a complete deliverable from the Lessor.
2. Government review of CDs: The Government shall have **15** Working Days to review CDs before Lessor proceeds to prepare the 90% CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

E. The Lessor's preparation of submission 4: 90% construction documents (CDs): The Lessor must complete 90% CDs not later than **30** Working Days following the review of the 75% CDs. The pricing for this work is included under the A/E fees established under Section 1 of the Lease. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within **10** Working Days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

1. 90% CDs - Near 100% Construction Drawings with "DRAFT" Specifications, updated narrative, and current calculations confirming that all Government Review comments have been incorporated. Please see Appendix X for the 90% CD Checklist. All items on this checklist must be included to constitute a complete deliverable from the Lessor.
2. Government review of 90% CDs: The Government shall have 15 Working Days to review CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

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F. The Lessor's preparation of submission 5: Final 100% Construction Documents (CDs): The Lessor must complete 100% CDs not later than **20 Working Days** following the review and comment of 90% CDs. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs or 90% CDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within **10 Working Days** of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

1. Final CDs – Final 100% Construction Drawings with Specifications, updated narratives, and calculations confirming that all Government comments from the 90% CDs have been incorporated correctly. Please see Appendix **X** for the 100% CD Checklist. All items on this checklist must be included to constitute a complete deliverable from the Lessor.

2. Government review of CDs: The Government shall have **15 Working Days** to review. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

3. The Lessor's preparation of submission 6: Issued For Construction: The Lessor shall provide final Issued for Construction (IFC) drawing sets to include correction of all government comments on the Final 100% CDs within 10 Working Days. The Lessor shall provide **four (4)** hardcopy sets to the Lease Contracting Officer in addition to the electronic submission.

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J. Construction of TIs and completion of other required construction work: The Lessor shall substantially complete all work as required in this Lease not later than 24 months following completion of 100% Construction Drawings.

4.02 CONSTRUCTION DOCUMENTS (SEP 2012)

The construction documents must be complete, coordinated between disciplines, biddable, readable, and buildable, with no room for unreasonable additional interpretation. The Lessor's CDs shall include all mechanical, electrical, plumbing, fire protection, life safety, lighting, structural, security, and architectural improvements scheduled for inclusion into the space; this represents requirements for GSA's review, and do not constitute any limitation on the documentation required to properly contract for the construction of the project, or limit the professional design liability for errors and omissions. CDs shall be annotated with all applicable specifications. CDs shall also clearly identify TIs already in place and the work to be done by the Lessor or others. Notwithstanding the Government's review of the CDs, the Lessor is solely responsible and liable for their technical accuracy and compliance with all applicable Lease requirements.

4.03 ~~TENANT IMPROVEMENTS PRICE PROPOSAL (OCT 2016)~~ INTENTIONALLY DELETED

4.04 ~~BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2015)~~ INTENTIONALLY DELETED

4.05 GREEN LEASE SUBMITTALS (OCT 2017)

The Lessor shall submit to the LCO:

A. Product data sheets for floor coverings, paints and wall coverings, ceiling materials, all adhesives, wood products, suite and interior doors, subdividing partitions, wall base, door hardware finishes, window coverings, millwork substrate and millwork finishes, lighting and lighting controls, and insulation to be used within the leased Space. This information must be submitted **NO LATER THAN** the submission of the DIDs, if applicable.

B. SDS or other appropriate documents upon request for products listed in the Lease. All SDS shall comply with Occupational Safety and Health Administration (OSHA) requirements for the Globally Harmonized System of Classification and Labeling of Chemicals (GHS). The Lessor and its agents shall comply with all recommended measures in the SDS to protect the health and safety of personnel.

C. Re-use plan required in accordance with the "Existing Fit-out, Salvaged, or Re-used Building Material" paragraph in the Lease.

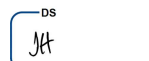
D. Any waiver needed when not using materials from the Green Procurement Compilation list of acceptable products in accordance with the "Environmentally Preferable Product Requirements" paragraph in the Lease.

E. Radon test results as may be required by the "Radon in Air" and "Radon in Water" paragraphs in the Lease.

F. Construction waste management plan: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

G. Building recycling service plan: A Building recycling service plan with floor plans annotating recycling area(s) as part of DIDs, if applicable, to be reflected on the CD submission.


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- H. A signed statement from the Lessor for the leased Space explaining how all HVAC systems serving the leased Space will achieve the desired ventilation of the Space during the flush-out period called for in the Lease.
- I. A written commissioning plan submitted to the LCO prior to the completion of DIDs, if applicable, that includes:
1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and
 2. A description of how commissioning requirements will be met and confirmed.
- J. At completion of Green Globes® documentation and receipt of final certification, along with two electronic copies of all supporting documentation for certification on compact disk.
- K. If renewable source power is purchased, documentation within 9 months of occupancy.

4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)

The Lessor shall furnish a detailed construction schedule (such as Critical Path Method) to the Government within **10 Working Days** of issuance of the lease award. The project schedule shall be a rational, reasonable and realistic plan for completing the work, and conform to requirements specified in this lease and elsewhere in this contract. The project schedule shall depict all activities necessary to complete the work, including, as applicable: kick-off meeting and partnering session(s); design; workshops and design package submission dates; design and review/follow-up; permitting; submittal and submittal review activities; procurement activities; field activities, including mobilization, construction; government activities including but not limited to: approvals, acceptances, inspections, Government Furnished Equipment (GFE), move coordination and NTP; start-up, testing, balancing, commissioning, punch list, and operations and maintenance. Activities shall be sufficiently detailed and limited in duration to enable proper planning and coordination of the work and allow effective evaluation of the reasonableness and realism of the Project Schedule, accurate monitoring of progress, and reliable analysis of schedule impacts.

Within **10 Working Days** of Lease Award, the Lessor shall initiate a construction meeting. The Lessor will have contractor representatives including its architects, engineers, general contractor and sub-contractor representatives in attendance. The Lessor shall keep meeting minutes of discussion topics and attendance. This meeting will take place during the first day of the DID Level 1 workshop.

4.07 PROGRESS REPORTS

Following lease award and throughout the design and construction phases of the project, the Lessor shall submit to the LCO written progress reports at intervals of 10 Working Days. Each report shall include information as to the percentage of the work completed by phase and trade; a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc., that may affect timely completion. In addition, the Lessor shall conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. During these meetings, the Lessor shall review the progress updates, updates to CPM schedule, including any reports or submissions and forecasted work. At a minimum, the Lessor's project manager, General Contractor's Senior Project Manager and Lead Architect shall attend the meetings. The Lessor shall be responsible for taking and distributing minutes of these meetings.

The Lessor shall provide monthly Schedule Updates and conduct monthly schedule meetings at a date mutually agreed upon between the LCO and Lessor until Contract Completion is achieved. If the Schedule Update shows negative Float due to Lessor performance, the Lessor shall take any and all steps necessary to improve its progress at no additional cost to the Government. The Contracting Officer may require the Lessor to provide a Recovery Schedule along with a detailed written plan. The Lessor shall also distribute required safety reports at intervals of **10 Working Days**.

4.08 CONSTRUCTION INSPECTIONS (SEP 2015)

- A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs, if applicable.
- B. Periodic reviews, witnessing of tests, and inspections by the Government shall not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor shall remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease.

4.09 ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (SEP 2013)

The Government shall have the right to access any space within the Building during construction for the purposes of performing inspections or installing Government furnished equipment. The Government shall coordinate the activity of Government contractors with the Lessor to minimize conflicts with and disruption to other contractors on site. Access shall not be unreasonably denied to authorized Government officials including, but not limited to, Government contractors, subcontractors, or consultants acting on behalf of the Government on this project.

4.10 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015)

- A. Ten (10) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs, if applicable, is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.

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B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

D. The Government will not be required to accept space prior to the schedule outlined in this Lease.

4.11 LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (JUN 2012)

At acceptance, the Space shall be measured in accordance with the standards set forth in this Lease to determine the total ABOA SF in the Space. The rent for the Space will be adjusted based upon the measured ABOA square footage as outlined under the Payment clause of the General Clauses. At acceptance, the Lease term shall commence. The Lease Term Commencement Date, final measurement of the Premises, reconciliation of the annual rent, and amount of Commission Credit, if any, shall be memorialized by Lease Amendment.

4.12 AS-BUILT DRAWINGS (OCT 2017)

Not later than **20 working** days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted in a digital format. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

4.13 ~~LIQUIDATED DAMAGES (JUN 2012)~~ INTENTIONALLY DELETED

4.14 ~~SEISMIC RETROFIT (SEP 2013)~~

4.15 LESSOR'S PROJECT MANAGEMENT FEE (SEP 2013)

A. The Lessor's project management fee shall cover all of the Lessor's project management costs associated with the delivery of Tenant Improvements, including, but not limited to:

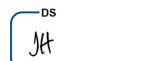
1. Legal fees
2. Travel costs
3. Insurance
4. Home office overhead and other indirect costs
5. Carrying costs, exclusive of the TI amortization rate. Carrying costs are those costs of capital incurred for the delivery of TI, for the period starting from Lessor's outlay of funds, until the Lease Term Commencement Date.
6. Municipal, county, or state fees (not related to sales tax)
7. TI proposal preparation costs
8. Lessor's labor costs related to the management of the TI build-out.

B. At a minimum, the Lessor shall be responsible for performing the following services in order to receive the project management fee:

1. Provide assistance and expertise to the Government project team in the form of coordination, management, and administration of the design and construction process;
2. Monitor performance of the general contractor and other contractors, control schedules, and oversee financial accounts;
3. Conduct and document design and construction project meetings;
4. Perform administrative tasks, including documentation, record keeping (issuing meeting minutes), and payment validation in addition to submittal and change order processing;
5. Maintain Request for Information (RFI), submittal, and change order logs; and
6. Provide technical expertise (e.g. testing, estimating, resolving claims, or responding to inquiries).

C. The Lessor's project management fee is included in the turn-key price set forth in this Contract in paragraph 1.03.


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SECTION 5 TENANT IMPROVEMENT COMPONENTS

5.01 TENANT IMPROVEMENT REQUIREMENTS (OCT 2016)

The TIs shall be designed, constructed, and maintained in accordance with the standards set forth in this Lease. For pricing, only those requirements designated within this Section 5, or designated as TIs within the attached agency requirements and Security Requirements, shall be deemed to be TI costs. Where the Agency Special Requirements and Section 5 of the RLP conflict, the Agency Special Requirements shall prevail.

5.02 ~~TENANT IMPROVEMENT SPECIFICATIONS (SEP 2015)~~**5.03 FINISH SELECTIONS (SEP 2015)**

The Lessor must consult with the Government prior to developing a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided must comply with specifications set forth elsewhere in this Lease. All required finish option samples must be provided at no additional cost to the Government within 10 Working Days after initial submission of DIDs, if applicable. GSA must deliver necessary finish selections to the Lessor within 10 Working Days after receipt of samples. The finish options must be approved by GSA prior to installation. The Lessor may not make any substitutions after the finish option is selected.

5.04 WINDOW COVERINGS (JUN 2012)

A. Window Blinds. All exterior windows shall be equipped with window blinds in new condition, which shall be provided as part of the TIs. See ASR Package for additional requirements.

B. INTENTIONALLY DELETED

C. INTENTIONALLY DELETED

5.05 DOORS: SUITE ENTRY (SEP 2015)

Suite entry doors shall be provided as part of the TIs and shall have a minimum clear opening of 42" wide x 84" high (per leaf). Doors shall meet the requirements of being a flush, solid core, 1-3/4-inch thick, wood door with a natural wood veneer face or an equivalent pre-approved by the Government. Hollow core wood doors are not acceptable. They shall be operable by a single effort; and shall meet the requirement of NFPA 101, Life Safety Code or the International Building Code (current as of the Lease Award Date). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi gloss oil-based paint finish with no formaldehyde.

5.06 DOORS: INTERIOR (SEP 2013)

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**5.07 DOORS: HARDWARE (SEP 2013)**

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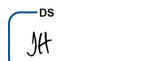
**5.08 DOORS: IDENTIFICATION (JUN 2012)**

Door identification shall be installed in approved locations adjacent to room entrances as part of the TIs. The form of door identification shall be approved by the Government.

5.09 PARTITIONS: SUBDIVIDING

A. Office subdividing partitions shall comply with applicable building codes and local requirements and ordinances and shall be provided as part of the TIs. Partitioning shall extend from the finished floor to the finished ceiling and shall be designed to provide a minimum sound transmission class (STC) identified in Facility Guidelines Institute (FGI) Guidelines for Design and Construction of Hospitals and Outpatient Facilities. Partitions not identified in FGI will have a minimum STC of 37. Partitioning shall be installed by the Lessor at locations to be determined by the Government as identified in the DIDs, if applicable. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).


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- B. HVAC shall be rebalanced and lighting repositioned, as appropriate, after installation of partitions.
- C. If installed in accordance with the "Automatic Fire Sprinkler System" and "Fire Alarm System" paragraphs, sprinklers and fire alarm notification appliances shall be repositioned as appropriate after installation of partitions to maintain the level of fire protection and life safety.
- D. Partitioning requirements may be satisfied with existing partitions if they meet the Government's standards and layout requirements.
- E. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

5.10 WALL FINISHES (JUN 2012)

If the Government chooses to install a wall covering, the minimum standard is vinyl-free, chlorine-free, plasticizer-free wall covering with recycled content or bio-based commercial wall covering weighing not less than 13 ounces per square yard or equivalent. If the Government chooses to install a high-performance paint coating, it shall comply with the VOC limits of the Green Seal Standard GS-11.

5.11 PAINTING – TI (OCT 2017)

- A. Prior to acceptance, all surfaces within the Space which are designated by GSA for painting shall be newly finished in colors acceptable to the Government.
- B. The Lessor shall provide interior paints, primers, coatings, stains, and sealers that meet or are equivalent to the Green Seal GS-11 standard that incorporates environmental, health, and performance criteria.
- C. The Lessor shall use reprocessed latex paint in accordance with EPA's CPG (Comprehensive Procurement Guidelines) on all painted surfaces where feasible. The type of paint shall be acceptable to the Government.

5.12 FLOOR COVERINGS AND PERIMETERS (OCT 2017)

- A. Broadloom carpet or carpet tiles shall meet the requirements set forth in the specifications below. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.

B. INTENTIONALLY DELETED

C. Any alternate flooring shall be pre-approved by the Government.

D. SPECIFICATIONS FOR CARPET TO BE NEWLY INSTALLED OR REPLACED

1. Product sustainability and environmental requirements. Floor covering and perimeter products must meet at least one of the environmentally preferable criteria within the non-federal, multi-attribute standards and ecolabels categories, as outlined under the Green Procurement Compilation at WWW.SFTOOL.GOV/GREENPROCUREMENT.

2. Face fiber content. Face yarn must be 100 percent nylon fiber. Loop Pile shall be 100 percent Bulk Continuous Filament (BCF); cut and loop shall be 100 percent BCF for the loop portion and may be BCF or staple for the cut portion; cut pile carpet shall be staple or BCF.

3. Performance requirements for broadloom and modular tile:

- a. Static: Less than or equal to 3.5 kV when tested by AATCC Test Method 134 (Step Test Option).
- b. Flammability: Meets CPSC-FF-1-70, DOC-FF-1-70 Methenamine Tablet Test criteria.
- c. Flooring Radiant Panel Test: Meets NFPA 253 Class I or II depending upon occupancy and fire code when tested under ASTM E-648 for glue down installation.
- d. Smoke Density: NBS Smoke Chamber - Less than 450 Flaming Mode when tested under ASTM E-662.

NOTE: Testing must be performed in a NVLAP accredited laboratory.

4. Texture Appearance Retention Rating (TARR). Carpet must meet TARR rating of at least 3.0 TARR for moderate traffic areas such as private offices, and heavy traffic areas such as training space, conference rooms, courtrooms, etc., and at least 3.5 TARR for severe traffic areas, including open office space, cafeteria, corridors and lobbies. The carpet must be evaluated using ASTM D-5252 Hexapod Drum Test as per the commercial carpet test procedure and the TARR classification determined using ASTM D-7330.

5. Carpet reclamation. Reclamation of existing carpet to be determined with potential vendor. When carpet is replaced, submit certification documentation from the reclamation facility to the LCO.

6. Warranty. Submit a copy of the manufacturer's standard warranty to the LCO within the first 60 days of Government occupancy. The Government is to be a beneficiary of the terms of this warranty.

5.13 HEATING AND AIR CONDITIONING (JUN 2012) INTENTIONALLY DELETED

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5.14 ELECTRICAL: DISTRIBUTION (SEP 2015)

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5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)

(b) (5)



5.16 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)

(b) (5)



5.17 DATA DISTRIBUTION (JUN 2012)

(b) (5)



5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)

(b) (5)



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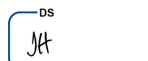
5.19 LIGHTING: INTERIOR AND PARKING – TI (SEP 2015)

A. FIXTURES: Once the design intent drawings are approved, the Lessor shall design and provide interior lighting to comply with requirements under the paragraph, "Lighting: Interior and Parking – Shell." Any additional lighting fixtures and/or components required beyond what would have been provided for an open office plan (shell) are part of the TIs.

B. PENDANT STYLE FIXTURES: If pendant style lighting fixtures are used, the increase between the number of fixtures required in the Building shell and the Space layout is part of the TIs.

C. MIXED FIXTURES: DIDs, if applicable, may require a mixed use of recessed or pendant style fixtures in the Space.


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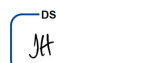
D. BUILDING PERIMETER: There may be additional requirements for lighting in exterior parking areas, vehicle driveways, pedestrian walkways, and Building perimeter in the Security Requirements attached to this Lease.

5.20 AUTOMATIC FIRE SPRINKLER SYSTEM - TI (OCT 2016)

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SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM

6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)

A. The Government's normal hours of operations are established as **6:00 AM to 6:00 PM**, Monday through Friday; 6:00 AM to 1:00 PM on Saturdays; with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.

B. The Lessor and the Lessor's representatives, employees and contractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

6.02 UTILITIES (APR 2011)

The Lessor is responsible for providing all utilities necessary for base Building and tenant operations as part of the rental consideration.

6.03 ~~UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (AUG 2014)~~

6.04 UTILITY CONSUMPTION REPORTING (OCT 2016)

Upon the effective date of the Lease, only for leases over 10,000 RSF, the Lessor shall provide regular quarterly reports for the amount of utilities (including water) consumed at the Building broken down by utility type per month for the duration of the Lease. Lessors shall report this utility consumption data within 45 calendar days of the end of each calendar quarter in the Environmental Protection Agency (EPA) Portfolio Manager online tool [HTTPS://WWW.ENERGYSTAR.GOV/](https://www.energystar.gov/). Data reported includes, but is not limited to, the number of actual units consumed, by utility type per month, and associated start and end date(s) for that consumption.

(Refer to the following link for reporting guidance: WWW.GSA.GOV/UCR)

6.05 HEATING AND AIR CONDITIONING (OCT 2017)

A. In all areas, temperatures shall be set to maintain a range of 70 and 74 degrees Fahrenheit during the heating season and between 73 and 77 degrees Fahrenheit during the cooling season. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Thermal comfort. During all working hours, comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

D. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

E. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

F. Normal HVAC systems' maintenance shall not disrupt tenant operations.

G. INTENTIONALLY DELETED

H. INTENTIONALLY DELETED

I. The 24 hour, 365 days a year HVAC service(s) stated in the ASRs shall be provided by the Lessor as part of the operating rent established under the Lease.

6.06 OVERTIME HVAC USAGE (OCT 2018)

A. If there is to be a charge for heating or cooling outside of the Building's normal hours, such services shall be provided at the hourly rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

B. When the cost of service is \$3,500 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than \$3,500 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

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C. Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

6.07 JANITORIAL SERVICES

A. All janitorial services within the ABOA rented space will be performed by the tenant agency, including labor and supplies. This is the only non-fully serviced portion of the lease. The lessor remains responsible for all other operation and maintenance of the Premises.

B. In common spaces outside of the ABOA rented space, the Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended for all common areas and the exterior. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

1. Daily. Provide and empty all exterior trash receptacles. Police sidewalks, parking areas, and driveways. Dispose of all trash and garbage generated on the exterior of the Building. Sweep entrances, common lobbies, and common corridors. Spray buff resilient floors in common corridors, entrances, and lobbies. Clean elevators and escalators. Sweep loading dock areas and platforms. Clean glass entry doors to the Space. The Lessor shall provide 3 separate trash receptacles for all building (interior and exterior) trash, including normal trash, biohazard, and recycling.
2. Weekly. Sweep sidewalks, parking areas, and driveways (weather permitting).
3. Twice a year. Wash all interior and exterior windows window sills, and frames and other glass surfaces.
4. Annually. Clean balconies, ledges, courts, areaways, and flat roofs. Wash all venetian blinds, and dust 6 months from washing. Clean balconies, ledges, courts, areaways, and flat roofs.
5. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Clean entire exterior of the building.
6. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001) and the VA's bed bug management protocol.

6.08 SELECTION OF CLEANING PRODUCTS (OCT 2016)

The Lessor shall use cleaning products (including general purpose cleaners, floor cleaners, hand soap, etc.) that comply with either the Green Seal standard, the UL/EcoLogo standard, EPA's Safer Choice designation, or a substitute acceptable to the LCO. Hand soap products shall also be USDA Certified BioPreferred.

6.09 ~~SELECTION OF PAPER PRODUCTS (APR 2016)~~ INTENTIONALLY DELETED

6.10 SNOW REMOVAL (APR 2011)

Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall pre-treat using sand or salt as appropriate and shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall be completed no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures to protect the safety of pedestrians.

6.11 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013)

A. The Lessor is responsible for the total maintenance and repair of the leased Premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the Government's designated representative.

B. At the Lessor's expense, the Government reserves the right to require documentation of proper operations, inspection, testing, and maintenance of fire protection systems, such as, but not limited to, fire alarm, fire sprinkler, standpipes, fire pump, emergency lighting, illuminated exit signs, emergency generator, prior to occupancy to ensure proper operation. These tests shall be witnessed by the Government's designated representative.

6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done after normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

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1. Lessor shall repaint common areas at least every three years.
2. Lessor shall perform cyclical repainting of the Space in years 6, 11 and 15 of the Lease. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:
 - a. Backing or underlayment is exposed;
 - b. There are noticeable variations in surface color or texture;
 - c. It has curls, upturned edges, or other noticeable variations in texture;
 - d. Tiles are loose; or,
 - e. Tears or tripping hazards are present.
2. Notwithstanding the foregoing, as part of the rental consideration, the Lessor shall replace all carpet, base coving, and VTC flooring in the Space in years 6, 11 and 15 of the Lease with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.
3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease.

6.13 ASBESTOS ABATEMENT (APR 2011)

If asbestos abatement work is to be performed in the Space after occupancy, the Lessor shall submit to the Government the occupant safety plan and a description of the methods of abatement and re-occupancy clearance, in accordance with OSHA, EPA, DOT, state, and local regulations and guidance, at least 4 weeks prior to the abatement work.

6.14 ONSITE LESSOR MANAGEMENT (APR 2011)

The Lessor shall provide an onsite Building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations in accordance with the Operation and Maintenance Plan provided by the Lessor.

6.15 IDENTITY VERIFICATION OF PERSONNEL (OCT 2016)

A. The Government reserves the right to verify identities of personnel with routine and/or unaccompanied access to the Government's Space, including both pre and post occupancy periods. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24 and M-11-11, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended. These policies require the Government to conduct background investigations and make HSPD-12 compliant suitability determinations for all persons with routine or unaccompanied access to Government leased Space. By definition, this includes at a minimum each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors who will provide building operating services requiring routine access to the Government's leased Space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's Space.

B. Application Process: The background investigation will be done using the Government's prescribed process. The Lessor must provide information on each of their contractor/personnel meeting the above criteria to the Government, whereupon each identified contractor/personnel will be notified with instructions for completing the identity verification application within a given time frame. The application process will include completing supplemental information forms that must be inputted into the identity verification system in order for the application to be considered complete. Additionally, the Lessor must ensure prompt completion of the fingerprint process for their contractor/personnel. Email notifications will be sent with instructions on the steps to be taken to schedule an appointment for fingerprinting at an approved regional location along with instructions on how to complete the background investigation application.

C. The Lessor must ensure the Lease Contracting Officer (or the Lease Contracting Officer's designated representative) has all of the requested documentation timely to ensure the completion of the investigation.

D. Based on the information furnished, the Government will conduct background investigations. The Lease Contracting Officer will advise the Lessor in writing if a person fails the investigation, and, effective immediately, that person will no longer be allowed to work or be assigned to work in the Government's Space.

E. Throughout the life of the Lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's space in accordance with the above criteria. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to have persons re-apply who were cleared through this process while associated with the former contractor or subcontractor in accordance with GSA policy. The Lessor shall require each cleared person to re-apply and obtain a new clearance in accordance with GSA policy.

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F. The Lessor is accountable for not allowing contractors to start work without the successful completion of the appropriate background investigation as required by GSA policy.

G. Access Card Retrieval/Return: Upon an Entry on Duty notification, the Government will issue a Personal Identity Verification (PIV) credential that is sometimes referred to as a GSA Access card. Lessors are responsible for all PIV credential issued to their contractors/personnel pursuant to this Lease. Lessors are specifically responsible for ensuring that all GSA PIV access cards are returned to the Lease Contracting Officer or their designee whenever their employees or a contractor no longer require access to the Space (such as When no longer needed for contract performance, upon completion of the Contractor employee's employment, and upon contract completion or termination). Additionally, the Lessor must notify the Lease Contracting Officer or their designee whenever a GSA PIV Access card is lost or stolen in which event the Lessor may be responsible for reimbursing the Government for replacement credentials at the current cost per PIV HSPD12 credential. Unreturned PIV Access cards will be considered as lost or stolen cards.

H. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased Space throughout the term of the Lease to determine who may have access to the Premises.

I. The Lease Contracting Officer may delay final payment under a contract if the Contractor fails to comply with these requirements.

J. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

6.16 SCHEDULE OF PERIODIC SERVICES (JUN 2012)

Within 30 days after occupancy by the Government, the Lessor shall provide the LCO with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly, or monthly.

6.17 LANDSCAPING (OCT 2016)

A. Landscape management practices shall prevent pollution by:

1. Employing practices which avoid or minimize the need for fertilizers and pesticides;
2. Prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophosphates; and
3. Composting/recycling all yard waste.

B. The Lessor shall use landscaping products with recycled content as required by EPA's CPG for landscaping products. Refer to EPA's CPG web site, [HTTPS://WWW.EPA.GOV/SMM/COMPREHENSIVE-PROCUREMENT-GUIDELINE-CPG-PROGRAM](https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program)

C. If the Lessor satisfies performance of this Lease by new construction, and where conditions permit, the site shall be landscaped for low maintenance and water conservation with plants that are either native or well-adapted to local growing conditions.

6.18 LANDSCAPE MAINTENANCE (APR 2011)

Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as-needed basis. In addition, dead, dying, or damaged plants shall be replaced.

6.19 RECYCLING (JUN 2012)

A. For Leases greater than 10,000 rentable SF, with a Lease term greater than six months, the Lessor shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist.

B. Where state or local law, code, or ordinance requires recycling programs for the Premises, Lessor shall comply with such state and/or local law, code, or ordinance.

C. When implementing any recycling program, the Lessor shall provide an easily accessible, appropriately sized area (2 SF per 1,000 SF of Building gross floor area) that serves the Space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the Lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the Building and in the Space.

6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)

During the term of the Lease, the Lessor may not establish vending facilities within the leased Space that will compete with any Randolph-Sheppard vending facilities.

6.21 ~~SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION~~ INTENTIONALLY DELETED

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6.22 INDOOR AIR QUALITY (OCT 2019)

A. The Lessor shall control airborne contaminants at the source and/or operate the Space in such a manner that indoor air quality action limits identified in the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8), OSHA regulatory limits, and generally accepted consensus standards are not exceeded. .

B. The Lessor shall avoid the use of products containing toxic, hazardous, carcinogenic, flammable, or corrosive ingredients as determined from the product label or manufacturer's safety data sheet. The Lessor shall use available odor-free or low odor products when applying paints, glues, lubricants, and similar wet products. When such equivalent products are not available, lessor shall use the alternate products outside normal working hours. Except in an emergency, the Lessor shall provide at least 72 hours advance notice to the Government before applying chemicals or products with noticeable odors in occupied Spaces and shall adequately ventilate those Spaces during and after application.

C. The Lessor shall serve as first responder to any occupant complaints about indoor air quality (IAQ). The Lessor shall promptly investigate such complaints and implement the necessary controls to address each complaint. Investigations shall include testing as needed, to ascertain the source and severity of the complaint.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in Space that it occupies, as well as in space serving the Space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by:

1. Making available information on Building operations and Lessor activities;
2. Providing access to Space for assessment and testing, if required; and
3. Implementing corrective measures required by the LCO. The Lessor shall take corrective action to correct any tests or measurements that do not meet GSA policy action limits in the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8), OSHA regulatory limits, and generally accepted consensus standards.

E. The Lessor shall provide to the Government safety data sheets (SDS) upon request for the following products prior to their use during the term of the Lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within the Space, common building areas, ventilation systems and zones serving the Space, and the area above suspended ceilings and engineering space in the same ventilation zone as the Space.

F. The Lessor shall use high efficiency (HEPA) filtration vacuums for cleaning and minimum MERV 10 rated ventilation system filtration whenever feasible.

G. The Lessor is encouraged to comply with best practices outlined in Appendix D- Indoor Air Quality in GSA Leased Facilities (Best Practices) within the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8).

6.23 RADON IN AIR (OCT 2016)

If Space planned for occupancy by the Government is on the second floor above grade or lower, the Lessor shall, prior to occupancy, test the leased Space for 2 days to 3 days using charcoal canisters. The Lessor is responsible to provide Space in which radon levels in air are below the GSA action levels of 4 picoCuries per liter (pCi/L) for childcare and 25 pCi/L for all other space. After the initial testing, a follow-up test for a minimum of 90 days using alpha track detectors shall be completed. For further information on radon, go to: [HTTPS://WWW.EPA.GOV/RADON](https://www.epa.gov/radon) .

A. The radon concentration in the air of the Space shall be less than 4 picoCuries per liter (pCi/L) for childcare and 25 pCi/L for all other space, herein called "GSA action levels."

B. Initial Testing:

1. The Lessor shall:
 - a. Test for radon that portion of Space planned for occupancy by the Government in ground contact or closest to the ground up to and including the second floor above grade (Space on the third or higher floor above grade need not be measured);
 - b. Report the results to the LCO upon award; and
 - c. Promptly carry out a corrective action program for any radon concentration which equals or exceeds the GSA action levels.
2. Testing sequence. The Lessor shall measure radon by the standard test in sub-paragraph D.1, completing the test not later than 150 days after award, unless the LCO decides that there is not enough time to complete the test before Government occupancy, in which case the Lessor shall perform the short test in sub-paragraph D.2.
3. If the Space offered for Lease to the Government is in a Building under construction or proposed for construction, the Lessor, if possible, shall perform the standard test during buildout before Government occupancy of the Space. If the LCO decides that it is not possible to complete the standard test before occupancy, the Lessor shall complete the short test before occupancy and the standard test not later than 150 days after occupancy.

C. Corrective Action Program:

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1. Program Initiation and Procedures.

- a. If either the Government or the Lessor detects radon at or above the GSA action levels at any time before Government occupancy, the Lessor shall carry out a corrective action program which reduces the concentration to below the GSA action levels before Government occupancy.
 - b. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly carry out a corrective action program which reduces the concentration to below the GSA action levels.
 - c. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly restrict the use of the affected area and shall provide comparable temporary space for the tenants, as agreed to by the Government, until the Lessor carries out a prompt corrective action program which reduces the concentration to below the GSA action levels and certifies the Space for re-occupancy.
 - d. The Lessor shall provide the Government with prior written notice of any proposed corrective action or tenant relocation. The Lessor shall promptly revise the corrective action program upon any change in Building condition or operation which would affect the program or increase the radon concentration to or above the GSA action levels.
2. The Lessor shall perform the standard test in sub-paragraph D.1 to assess the effectiveness of a corrective action program. The Lessor may also perform the short test in sub-paragraph D.2 to determine whether the Space may be occupied but shall begin the standard test concurrently with the short test.
3. All measures to accommodate delay of occupancy, corrective action, tenant relocation, tenant re-occupancy, or follow-up measurement, shall be provided by the Lessor at no additional cost to the Government.
4. If the Lessor fails to exercise due diligence, or is otherwise unable to reduce the radon concentration promptly to below the GSA action levels, the Government may implement a corrective action program and deduct its costs from the rent.

D. Testing Procedures:

1. Standard Test. Place alpha track detectors throughout the required area for 91 or more days so that each covers no more than 2,000 ABOA SF. Use only devices listed in the EPA Radon Measurement Proficiency Program (RMP) application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data (sample location, device type, duration, radon measurements, laboratory proficiency certification number, and the signature of a responsible laboratory official) within 30 days after the measurement.
2. Short Test. Place alpha track detectors for at least 14 days, or charcoal canisters for 2 days to 3 days, throughout the required area so that each covers no more than 2,000 ABOA SF, starting not later than 7 days after award. Use only devices listed in the EPA RMP application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data within 30 days after the measurement. In addition, complete the standard test not later than 150 days after Government occupancy.

6.24 RADON IN WATER (JUN 2012)

- A. If the water source is not from a public utility, the Lessor shall demonstrate that water provided to the Premises is in compliance with EPA requirements and shall submit certification to the LCO prior to the Government occupying the Space.
- B. If the EPA action level is reached or exceeded, the Lessor shall institute appropriate abatement methods which reduce the radon levels to below this action.

6.25 HAZARDOUS MATERIALS (SEP 2013)

- A. The leased Space shall be free of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Government reserves the right, at Lessor's expense, to require documentation or testing to confirm that the Space is free of all hazardous materials.
- B. Lessor shall, to the extent of its knowledge, notify Government of the introduction of any hazardous materials onto the Property by Lessor or others, including but not limited to, co-tenants occupying Space in the Building.

6.26 MOLD (OCT 2016)

- A. Actionable mold is airborne mold of types and concentrations in excess of that found in the local outdoor air or non-problematic control areas elsewhere in the same building.
- B. The Lessor shall provide Space to the Government that is free from ongoing water leaks or moisture infiltration. The Space and ventilation zones serving the Space shall also be free of visible mold or actionable airborne mold.
- C. Following a flood, plumbing leak or heavy rain whereby the Government Space or air zones serving the Space may have become moisture damaged, the Lessor shall immediately repair any leakage sources and remediate the moisture damage. Whenever moisture damage or infiltration persists such that: mold is visible, mold odors are present, or occupants register complaints about mold, the Lessor shall employ a board-certified, industrial hygienist or equivalently qualified consultant to inspect and evaluate the Space and air zones serving the Space for visible and/or actionable mold presence; inspection shall take place no later than 15 calendar days following identification of a potential mold issue as described above. The

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Lessor shall promptly furnish these inspection results to the Government. The Lessor shall safely remediate all visible moldy and/or water damaged materials identified by the consultant using a qualified remediation contractor following the methods identified in "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, March 2001). Remediation shall also remove actionable mold levels. Remediation shall be completed within a time frame acceptable to the Lease Contracting Officer which shall be no later than 90 calendar days following confirmation of the presence of actionable mold.

D. The presence of actionable mold in the Premises may be treated as a Casualty, as determined by the Government, in accordance with the Fire and Other Casualty clause contained in the General Clauses of this Lease. In addition to the provisions of the Fire and Other Casualty clause of this Lease, should a portion of the Premises be determined by the Government to be un-tenantable due to an act of negligence by the Lessor or his agents, the Lessor shall provide reasonably acceptable alternative Space at the Lessor's expense, including the cost of moving, and any required alterations.

6.27 OCCUPANT EMERGENCY PLANS (SEP 2013)

The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and if necessary, a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, must include an annual emergency evacuation drill, emergency notification procedures for the Lessor's Building engineer or manager, Building security, local emergency personnel, and Government agency personnel.

6.28 FLAG DISPLAY (OCT 2016)

The Lessor shall supply flagpoles on the Property as a requirement of this Lease, the Lessor will be responsible for flag display on all workdays and Federal holidays. The Lessor shall illuminate the flag in lieu of raising and lowering the flag daily. The Lessor shall register with the Federal Protective Service (FPS) MegaCenter in order to receive notifications regarding when flags shall be flown at half-staff, as determined by Executive Order.


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SECTION 7 ADDITIONAL TERMS AND CONDITIONS

7.01 SECURITY REQUIREMENTS (OCT 2016)

The Lessor agrees to the requirements of Federal Security Level (b) attached to this Lease.

7.02 POST AWARD ELECTRONIC SYSTEM

The Lessor agrees to provide an electronic system for post award management to be utilized through design, construction, and occupancy that can be accessed by all GSA, VA, and government contractor project team members. One example of a system capable of meeting this requirement is ProjNet. An alternative must be approved by the Lease Contracting Officer.

7.03 ADDENDUM TO GSA FORM 3517B, GENERAL CLAUSES, NO FEDERALLY ELECTED OFFICIALS TO BENEFIT (OCT 2018)

The following clause is added to GSA Form 3517B, General Clauses:

No Federally Elected Officials to Benefit

- A. No person holding a Federally-elected office may directly or indirectly, regardless of whether such person took office before or after execution of the Lease, participate in or benefit from the Lease or any part thereof.
- B. The foregoing prohibition shall not apply if the Lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.
- C. Any violation of this clause shall render the Lease void, and the Government shall have no obligation to the Lessor in consequence thereof following the date the Lease is deemed void.
- D. In the event the Lease is voided pursuant to this clause, the Lessor shall be and remain liable to the Government for any and all costs associated with relocating and housing Government occupants from the leased premises to replacement premises. Such costs shall include, but not be limited to:
1. moving and other physical relocation costs,
 2. furniture, fixtures and equipment costs related to occupancy of replacement premises,
 3. replication of tenant build-out costs at replacement premises,
 4. excess rental costs at replacement premises for the remainder of the firm term of the terminated Lease, and
 5. all other direct and consequential damages and costs associated with the Government relocating occupants from the leased premises to replacement premises, whether Federally-owned or leased.
- E. Nothing in this clause shall be deemed or interpreted to waive, modify, alter or limit any provision of existing law, including 41 U.S.C. § 6306 and 18 U.S.C. §§ 431-433.
- F. Lessor's obligation to be and remain liable for the costs and damages specified in this clause shall survive any voiding of the Lease pursuant to this clause or any provision of existing law.

7.04 MODIFIED LEASE PARAGRAPHS (OCT 2016)

The following paragraphs have been modified in this Lease:

- 1.03 RENT AND OTHER CONSIDERATION
- 1.06 RENEWAL RIGHTS (OCT 2016)
- 1.07 DOCUMENTS INCORPORATED INTO THE LEASE
- 1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT
- 1.10 BUILDING SPECIFIC AMORTIZED COSTS
- 1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT
- 2.01 DEFINITIONS AND GENERAL TERMS
- 2.06 CHANGE OF OWNERSHIP
- 3.09 RESPONSIBILITY OF THE LESSOR'S ARCHITECT/ENGINEER
- 3.13 AUTOMATIC FIRE SPRINKLER SYSTEM

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- 3.14 FIRE ALARM SYSTEM MAINTENANCE
- 3.18 FLAGPOLE
- 3.38 RESTROOMS
- 3.41 HEATING, VENTILATION, AND AIR CONDITIONING
- 3.45 ACOUSTICAL REQUIREMENTS
- 3.49 GREEN BUILDING RATING FOR NEW CONSTRUCTION
- 3.52 SYSTEMS COMMISSIONING
- 4.01 SCHEDULE FOR COMPLETION OF SPACE
- 4.02 CONSTRUCTION DOCUMENTS
- 4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING
- 4.07 PROGRESS REPORTS
- 5.01 TENANT IMPROVEMENT REQUIREMENTS
- 5.05 DOORS SUITE ENTRY
- 5.09 PARTITIONS: SUBDIVING
- 5.17 DATA DISTRIBUTION
- 5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE
- 6.07 JANITORIAL SERVICES
- 6.28 FLAG DISPLAY


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RLP #8VA2627 Attachment 2

Agency Specific Requirements (ASR) Cover Page, Clarifications, and Table of Contents

The ASR Package includes, but is not limited to, the following documents. Where a conflict may arise between any documents included in the RLP Package, the more stringent shall apply. If the offeror identifies any conflicting or confusing language, submit questions in writing to the LCO for clarification.

Phase II ASR Information

As part of Phase II, the following ASR documents have been provided to assist the Offeror with their offer submission.

RLP Attachment 3: Sample Blocking Plan (2 pages)

The purpose of the block plan is to show preferred adjacencies and is not intended to provide design direction.

1. Color Coding is used to identify Functional Departments; a color legend is included on the plans.
2. Certain functions that must remain on the first floor if the proposed space will be split over more than one floor are identified on the plan.
3. The block plans are intended to show a sample layout with common egress and path of travel.
4. Plan does not dictate size of requirement or number of floors/levels within the building.

RLP Attachment 4: Prototypes for Standardized Design and Construction of Community-Based Outpatient Clinics (CBOC) – Extracted (120 pages)

- Section 0 - Table of Contents
- Section 1 - Introduction
- Section 2 - Project Narrative
- Section 4 - Planning Components + Modules

The purpose of providing these extracted chapters of the Prototypes for Standardized Design and Construction of Community- Based Outpatient Clinics for Phase 1 is to give the Offeror a general overview of a CBOC. This document is being provided in Phase I for informational purposes only. Additional information will be provided in Phase II.

RLP Attachment 5: Lease Design Narrative (LDN) (95 pages)


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The purpose of the LDN is to stand as the global document that consolidates the governing codes, standards, references and guidelines in a document that provides performance-based standards for a VA leased CBOC. The offeror must see the PFD for each project specific CBOC housing (i.e. program) requirement.

- a. Design and documentation of the CBOC shall be in compliance with the requirements of the GSA Form L100 Global Lease. The LDN covers construction materials and standards not fully addressed by the codes and standards within the GSA Form L100 Global Lease and the Facility Guidelines Institute (FGI)
- b. The LDN includes multiple disciplines and sections and must be read in its entirety. It includes Narratives in the following areas:
 - i. Planning and Design Criteria
 - ii. Site Civil & Landscape
 - iii. Architecture
 - iv. Interior Design
 - v. Structural
 - vi. Mechanical
 - vii. Plumbing
 - viii. Electrical
 - ix. Lighting Scope
 - x. Telecommunications

Room Data Matrix (RDM) - Included in the appendix of the LDN, section 5.1

The purpose of the RDM is to note the minimum requirements, including but not limited to finishes, doors and hardware, HVAC, electrical, lighting and telecommunications for each room.

- c. The RDM identifies the following items:
 - i. Room Codes - also found within the Program for Design, Block Plan and Project Content List
 - ii. Room Names - also found within the Program for Design, Block Plan and Project Content List
 - iii. Alternate Room Codes (VA) - Found within the VA website links listed within the references section of the LDN
 - iv. FGI Equivalent - Identifies the relationship between the Room names and parameters within the FGI Guidelines for finishes, doors and hardware and mechanical.
 - v. Interior Finish Criteria
 1. Floors, Walls and Ceilings
 - vi. Mechanical Criteria

1. When no specific criteria is listed, use parameters within the FGI Guidelines for the noted FGI Equivalent category or within the GSA Form L100
- vii. Electrical Criteria
 1. Power for areas as defined
 2. Lighting for areas as defined
 3. IT for areas as defined
 4. Low Voltage Systems for areas as defined
- viii. Hardware Groups and Modifiers, included in the appendix of the LDN, section 5.2
 1. Refer to the openings schedule for hardware group and modifier(s) assigned to each door opening
 2. Hardware group modifiers added to numeric hardware group assignments indicate a variation to the group
 3. Refer to Lease Design Narrative for door hardware general notes and product information

RLP Attachment 6: Program for Design (PFD) (32 pages)

The purpose of the PFD is to provide information on the Departments, Functional Area, and Rooms to be included in the specific VA CBOC location. The PFD describes the required spaces for each specific CBOC Project.

- a. Room information includes Quantity, Room Code, Room Name, Unit Area, Net Area, Construction phase, and Construction Type
- b. The block plans were created based on this information
- c. Room Area Net Square Foot for Reception Area and Common Space, not to be added to each room
 1. Contractor must apply the NSF*1.20 to convert to ABOA

RLP Attachment 7: Project Content List (PCL) (1 page)

The purpose of the PCL is to identify the contents, including furniture, fixtures, equipment and medical equipment required in each room, including an indication of who is required to provide and install.

- d. To determine where the content is to be installed, information is provided with regard to the Department, Functional Area, Room Code, Room Name, Room Area, Joint Schedule Number (JSN), Content Name, Acquisition Code, Quantity, and additional Notes
- e. Content Name lists the contents required for the room listed in that row
- f. Functional Area assigned
 - i. Aligns with the Program for Design and Additional Comments (discussing room addition or location for project content)


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- g. Room Code
 - i. Also found in Room Data Matrix
- h. Acquisition Code
 - i. CC = Contractor Purchase Contractor Install
 - ii. VV = VA Purchase VA Installed
 - iii. VC = VA Purchased Contractor Installed
 - iv. VVC = VA Purchased VA Installed Contractor Coordination

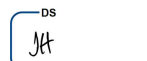
RLP Attachment 8: Supplemental ASR Language (28 pages)

The purpose of the Supplemental ASR Language is to provide additional information for Offerors. The information in this document supplements and refers to other ASR documents.

RLP Attachment 9: Mobile Site Prep Imaging Trailer Requirements (24 pages)

The purpose of this document is to provide additional information for Offerors concerning the mobile site prep imaging trailer. The information in this document supplements and refers to other ASR documents.


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Prototypes for Standardized Design and Construction Community- Based Outpatient Clinics



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1.1 Foreword

This project germinated in a selected entry to the Veterans Health Administration's (VHA) Innovation competition by Jay Sztuk, AIA, Director of the Office of Facilities Planning (OFP) of the Office of Construction & Facilities Management's (CFM) Facilities Estimating Service. This very successful partnership effort with VHA was spearheaded by him jointly with W. Ward Newcomb, MD, Senior Consultant, PACT Space Design Model, Primary Care Services.

This partnership of VHA, CFM, and our consultants, SmithGroupJJR + URS with The Innova Group, was focused on creating faster, more effective, and economical project delivery of outpatient facilities, incorporating standardized but flexible patient and family care planning and operations for our Nation's Veterans.

This could not have been accomplished without the wholehearted support and assistance by all, especially those mentioned in the following Acknowledgments.

Lloyd H. Siegel, FAIA
Associate Executive Director
Office of Facilities Planning

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1.2 Acknowledgements

The following professionals from the Department of Veterans Affairs and consultant team generously contributed their expertise to the success of this effort:

Core Steering Group:

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Gary Fischer, AIA.....*Architect, Facility Standards Service, PACT Criteria Lead*

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1.3 Executive Summary

Introduction

The Community Based Outpatient Clinics (CBOCs) make up a large part of Department of Veterans Affairs (VA) healthcare system. VA identified that there are potential cost and schedule savings in developing CBOC facilities with the use of standard design elements and off-site construction.

The goal of this task order is to develop standard designs, referred to as design modules, for various functional areas within outpatient clinics. These modules are made up of smaller elements referred to as “components”. These become the building blocks that are utilized to develop three outpatient clinic templates of graduating size, while maintaining flexibility and expansion capabilities. Utilizing the modules will also enable the use of modular building practices that facilitates improved cost and schedule performance.

The development of the modules and standardized clinic templates focuses on lease-based clinics to be constructed as developer-led design-build projects for VA. These modular principles and over arching clinic layouts will also support the development of VA-owned clinics and apply to clinics of all sizes, as well as for renovations in clinics and hospitals. This project does not specifically address tenant build-out within existing buildings; however, understanding of the principles developed here and as presented in the PACT Module Design Guide will inform the selection and build-out of a suitable property.

Project Team

To accomplish this task order, the project team included VA subject matter experts, VA program officials, Office of Construction & Facilities Management (CFM) staff, VA medical center staff from three Veterans Integrated Service Networks (VISNs) and the design consultant team. A Core Steering Group comprised of clinicians and CFM staff was established. Three participating VISNs were also engaged. Each VISN assigned interdisciplinary teams to participate.

Process

The Core Steering Group was assigned to facilitate the overall decision-making process. The Core Steering Group retained responsibility for the development of the prototypes, and oversaw the decision making of each VISN, as the test and fits were developed. VISN leadership influenced the prototype development, were empowered to make decisions for their facility within the boundaries of the prototypes, and acted as advisors to the other VISN’s test and fit layout.

The process was a collaborative effort intended to elicit participation of a diverse group representing the typical cross-section of project stakeholders. The group came together in a series of collaborative working sessions over several months. Meetings were conducted in each participating VISN in order to allow greatest opportunity of local participation. Through the course of the project more than 120 people participated in collaborative work sessions, breakout meetings, individual meetings with Central Office subject matter experts, and reviews of progress submissions.

With the concurrence and support of VA leadership the process will continue with implementation of these prototypes in upcoming CBOC projects and through a feedback loop of lessons learned to further refine and improve them.

Prototype Programs for Design

The initial task was to develop the Program for Design (PFD) for the three different sizes of CBOCs. The CBOC Prototype Programs for Design and subsequent templates are driven by the implementation of Patient Aligned Care Teams, or PACTs. These clinic templates incorporate the PACT Space Module developed to support VA’s transition to PACT based on the Patient Centered Medical Home (PCMH) model of care.

One PACT CBOC

- 4 teamlets
 -4,800 uniques (avg)



Two PACT CBOC

- 8 teamlets
 -9,600 uniques (avg)



Three PACT CBOC

- 12 teamlets
 - 14,400 uniques (avg)



Figure 1.1
 PACT Space Module
 Overview

The project team developed three prototype PFDs that are the basis of design for the design modules, clinical diagrams and clinic layouts for the One-PACT CBOC, Two-PACT CBOC and Three-PACT CBOC; this relates to the number of PACT clinical space planning modules programmed within each clinic. Each module is arbitrarily set at four PACT teamlets. A single PACT module includes four teamlets and includes an additional four to five extended team members. The teamlet consists of a primary care provider, RN-care manager, Clerical Associate and Administrative Associate; together, they form a partnership with the Veteran. This is illustrated in the One-PACT Module. As additional PACT modules are added to the PFD, there is a scalable growth to the ancillary and support services. This is referred to as the Ancillary Services Diagnostic Module (ASDM).

Planning Components + Modules

The modules are composed of smaller standard components with a 125-net-square-foot universal room as the basic element, working within a 31'-10" column grid. This column grid provides an optimal bay that contains six universal rooms and a six-foot clear corridor, allowing for maximum flexibility in a majority of the rooms in a typical CBOC. The universal rooms can be equipped and furnished as exam rooms, women's health exams, consult rooms, tele-health rooms, offices, specialty exam rooms and clean or storage rooms.

The modules were continually refined as the three prototypical plans were developed. Each CBOC size was studied to ensure efficiencies and flexibility in the modules. These plans were then applied for the case studies for each of the VISNs participating in this study. They are VISN 21, VISN 8, and VISN 23; each representing a small, medium or large CBOC (referred to in this study as the One-PACT CBOC, Two-PACT CBOC and Three-PACT CBOC).

Three separate working sessions/charrettes were held over the course of the project to facilitate collaboration on the development of the principles and concepts presented here. Each of the working sessions was held at one of the three VISN locations. The PFDs, components, modules and prototype plans were discussed, developed and refined at these sessions. A test and fit was also part of the agenda for each VISN. This worked extremely well since the order of the visits coincided with the respective clinic sizes, starting with the smallest - the understanding is that the two larger clinics grow from the One-PACT CBOC.

Test and Fit Programs for Design

A test and fit process was used to validate whether the prototype designs solutions work with little to no modifications, except in unique circumstances. In all cases, each of the VISN PFDs involved in this study had unique elements requiring additional reworking of the prototypes. The test and fits proved to be successful; however, some of the initial programs received from the different VISNs needed to be vetted or adjusted to align with the PACT model of care. Because the components and modules developed are interchangeable within the column grid, the template allows for the program differences between the prototype CBOC and the VISN CBOC PFD to be reconciled. Utilizing the same grid and module increments allows for components to be used across clinic of different sizes, meeting patient workload needs in each specific location.

The One-PACT CBOC, Two-PACT CBOC and Three-PACT CBOC designs are defined with standard floor plans and an equipment plans. The building shell design is not a part of this scope of work. The mechanical, plumbing and electrical design for this project consists of a broad overview of the requirements to support each clinic size. It includes approximate floor area associated with the different systems for preliminary planning purposes. Once the prototype plans are adopted, structural elements and building systems can also be standardized.

Project Outcomes

Overall, this project developed standard components and modules to facilitate the design of the CBOCs while embracing the PACT criteria. The prototypes allow these clinics to be developed in less time, deliver highly functional and efficient patient care, maintain flexibility, and allow for future expansion. Applying the principles defined by this project, the CBOC templates can also utilize off-site construction methods, such as prefabricated components, panelized structures or full scale permanent modular systems.

Challenges

While the project team was developing the programs, VA was simultaneously developing additional PACT criteria including the Design Guide for Patient Aligned Care Team Lean and the PACT Design Standard. Another challenge was utilizing some of the existing VA space criteria that is out of date as we worked through developing optimal layouts to facilitate patient care and clinical efficiencies. Refer to Section 9.4 - Deviations from VA Criteria for additional information.

2.0 Project Narrative

Introduction

A large part of VA healthcare facilities are the Community Based Outpatient Clinics (CBOC). VA has identified a potential cost and schedule savings through the use of standardized planning and design elements and potentially utilizing off-site construction. These clinic templates incorporate the PACT Space Module developed to support VA's transition to PACT based on the Patient Centered Medical Home (PCMH) model of care.

This study developed standard modules to support a variety of clinic sizes, services, staffing and operational needs that are flexible and allow for future adaptability to changing needs. The goal is to develop highly functional and efficient outpatient clinics at the best dollar value to reduce cost and overall project schedule.

The objectives as defined in the Statement of Work are as follows:

- Develop standard design for various functional areas within outpatient clinics, referred to herein as “design modules”
- Develop standard designs for three outpatient clinics of graduating size using the design modules. Projects representing multiple VISNs will be identified by VA prior to award of this task. Building areas will be approximately 20,000 NUSF, 50,000 NUSF, and 80,000 NUSF
- Insure that standard designs enable and promote off-site construction methods such as volumetric “modular” construction, panelized construction, etc.

The three VISNs participating in this study are VISN 21, VISN 8, and VISN 23 and each represents respectively One, Two, or Three-PACT CBOC. Each VISN has provided a Program for Design (PFD) which will be utilized to test and fit the design modules and develop schematic design floor plans. The designs are based on the existing VA space criteria, standards, and design guides applicable to outpatient clinics; as well as, the PACT Space Planning Criteria Chapter 262-A, recently completed and PACT Space Module Design Guide currently under development. The guidelines in the PACT Space Module Design Guide shall be the guiding principles.

Refer to Section 9 - Appendix for a list of references used throughout this study.

Design Charrettes

The Project Team is comprised of VA subject matter experts, VA program officials, VA Medical Center staff from the three VISNs and the design consultant team. Multiple charrettes, or collaborative working sessions led to the success of the outcomes in this study where all participants worked through design solutions over a period of days at any given time. The purpose of a charrette is to serve as a way of quickly generating a design solution while integrating the aptitudes and interests of the diverse group of participants. The study is unique in the sense that the charrettes included representatives from three VISNs weighing in on each clinic type, not just their own.

This Project Team has been integral in developing the three prototypical PFDs that will be utilized as the basis of design for the design modules, conceptual diagrams and clinic layouts for the One, Two and Three-PACT CBOCs. Towards the end of each charrette, time was dedicated to test and fit each VISNs Programs for Design to validated the flexibility and modularity of the layouts.

Refer to Section 7 - VA Test and Fit Programs for Design for additional information on the Maui, Brooksville and Rapid City Community Based Outpatient Clinics.

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2.1 Patient Aligned Care Team (PACT)

Patient Aligned Care Team (PACT)

The Office of Patient Care Services, Primary Care Program Office, has implemented a VA version of the patient-centered medical home (PCMH) model at all VHA Primary Care sites, called Patient Aligned Care Teams (PACT). This initiative supports VHA's Universal Health Care Services Plan to redesign VHA healthcare delivery through increasing access, coordination, communication, and continuity of care. PACT provides accessible, coordinated, comprehensive, patient-centered care, and is managed by PACT teamlets with the active involvement of other clinical and non-clinical staff.

PACT allows patients to have a more active role in their health care and is associated with increased quality improvement, patient satisfaction, and a decrease in hospital costs due to fewer Emergency Department hospital visits and readmissions. The Primary Care Program Office has developed a variety of operational tools to assist Primary Care staff with the transformation to The Patient Aligned Care Team.

Although the concept of Patient Centered Medical Home has been around since the 1960's starting with pediatric care, it had not been translated into primary care until fairly recently. The primary care team consists of the Veteran patient along with all the staff, clinical and administrative, necessary to promote the well-being of the Veteran patient.

The team can be described as two parts: the teamlet and the extended care team. The teamlet consists of a primary care provider, RN-care manager, Clerical Associate and Administrative Associate; together, they form a partnership with the Veteran.

To coordinate seamless care, all members of the teamlet and extended care team will collaborate with an extended group of medical and support staff, including non-VA health care providers, to meet the needs of the Veteran patient. Extended team members and other consultants work in a coordinated manner with the PACT teamlets and the veterans. The teamlet will manage these consultations in order to provide coordinated care and foster smooth transitions between the many facets of the health care system.

For the purposes of this study, a PACT Teamlet is illustrated in Figure 2.1 below.

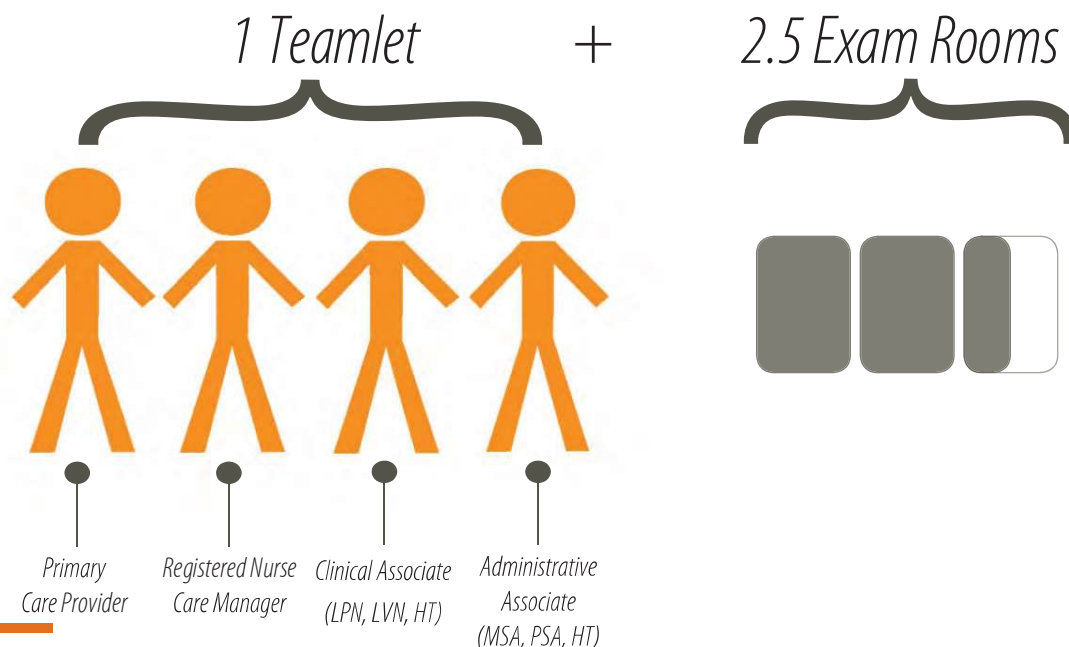


Figure 2.1
Defining Characteristics
PACT

Key Principles for PACT include:

Patient-Driven: The PACT teamlet is focused on the whole person. Patient-preferences guide the care provided to the patient.

Team-Based: Primary care is delivered by an interdisciplinary team lead by a primary care provider using facilitative leadership skills

Efficient: Veterans receive the care they need at the time they need it from a licensed team functioning at the highest level of their competency

Comprehensive: Primary care serves as a point of first contact for a broad range of medical, behavioral and psychosocial needs that are fully integrated with other VHA health services and community resources.

Continuous: Every patient has an established and continuous relationship with a PACT teamlet.

Communication: The communication between the Veteran patient and other team members is honest, respectful, reliable and culturally sensitive.

Coordinated: The team coordinates care for the patient across and between the health care systems including the private sector. The teamlet consists of a primary care provider, RN-care manager, Clerical Associate and Administrative Associate; together, they form a partnership with the veteran.

Space Planning Module Overview

The three CBOC Prototype Programs for Design have been developed to include PACT modules for Primary Care. For the purpose of this study, the One-PACT CBOC will include a 1 PACT module; the Two-PACT CBOC will include 2 PACT modules; and the Three-PACT CBOC will include 3 PACT modules. Refer to Figure 2.2 below.

Each PACT Space Module consists of 8 exam rooms, 4 consult rooms, 2 women's health rooms and 1 procedure room. Group Rooms and Shared Medical Appointment Rooms are also a key spaces included in the PACT footprint. Refer to Section 3 - Prototype Programs for Design for specific information pertaining to the PACT Space Modules.

During the working sessions, the Project Team determined that the number of PACT modules did not define the size of the Two and Three-PACT CBOCs, but rather, the size was driven by the multi-specialty care services provided within that prototype. CBOC clinics provide a wide ranging and variable set of services and these overall array of services drives the space planning and space allocation.

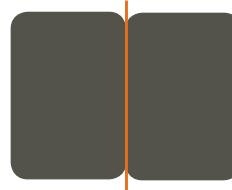
One PACT CBOC

- 4 teamlets
-4,800 uniques (avg)



Two PACT CBOC

- 8 teamlets
-9,600 uniques (avg)



Three PACT CBOC

- 12 teamlets
- 14,400 uniques (avg)



Figure 2.2
PACT Space Module
Overview

2.2 CBOC Prototype Planning Assumptions

Introduction

This study incorporates planning assumptions from several sources, to include reference documents provided by VA, interviews with VA subject matter experts at the participating VISNs and VACO, input from core steering group members, and data available from VISN 17 VA Service Delivery Planning and Master Planning efforts. These assumptions establish the foundation for the One, Two, and Three-PACT CBOC Prototype PFDs.

Population

- Each PACT teamlet empanels approximately 1,200 unique users.
- Each PACT Space module as illustrated accommodates up to four teamlets (PACT - Primary Care Space Planning Criteria Chapter 262-A, dated July 24, 2013).
- The One-PACT CBOC supports approximately 4,800 primary care unique users (4 teamlets).
- The Two-PACT CBOC supports approximately 9,600 unique primary care users (8 teamlets). Additionally, it supports approximately 19,200 unique users with specialty care services. The specialty care population is comprised of its own primary care patients, plus unique users from two additional One-PACT CBOCs (or equivalents) in the geographical area ($9,600 + (4,800 \times 2) = 19,200$).
- The Three-PACT CBOC supports approximately 14,400 unique primary care users (12 teamlets). Additionally, it supports approximately 28,800 unique users in the geographical area with specialty care services, similar to the Two-PACT CBOC. The specialty care population is comprised of its own primary care patients, plus unique users from three additional One-PACT CBOCs (or equivalents) in the geographical area ($14,400 + (4,800 \times 3) = 28,800$).

Scope of Services

Services included in each CBOC prototype were selected by first reviewing their frequency of occurrence in the previously published Feasibility Study for the Development of Standardized Designs for Outpatient Clinics (National Institute of Building Sciences, 2013), then refining the service mix through the planning charrette process.

- The One-PACT CBOC includes the following clinical and administrative services:

- PACT Primary Care
- Mental Health
- Pharmacy
- Laboratory
- Logistics
- Canteen
- Audiology
- Police + Security

- The Two-PACT CBOC includes the following clinical and administrative services (services not included in the One-PACT CBOC are bolded):

- PACT Primary Care
- Mental Health
- Audiology
- **Eye Clinic**
- **Physical Medicine and Rehabilitation (PM & R)**
- **Home Based Primary Care**
- **Prosthetics and Sensory Aids**
- Pharmacy
- Laboratory
- **Radiology**
- Logistics
- Canteen
- **Engineering**
- Police & Security
- **Clinic Management**
- **Ancillary Diagnostic Services**
- **Business Services**

- The Three-PACT CBOC includes the following clinical and administrative services (services not included in the Two-PACT CBOC are bolded):

- PACT Primary Care
- Mental Health
- Audiology
- Eye Clinic
- PM & R
- **Multi-Specialty** **Care/Ancillary** **Diagnostic**

Services




- **Dental**
- Home Based Primary Care
- Prosthetics and Sensory Aids
- Pharmacy
- Laboratory
- Radiology
- Logistics
- Canteen
- Engineering
- Police & Security
- Clinic Management
- Business Services

Multi-specialty care is intended to be flexible in the types of specialties accommodated. Data from other VISN Service Delivery Planning studies suggest that the Three-PACT CBOC specialty care population supports either full time or part time cardiology, pulmonary medicine, podiatry, orthopedics, urology, and tele-dermatology. Tele-health is included as part of the PACT Space Module in all CBOC sizes. It may become a principle route for which specialty care is delivered in a CBOC setting.

Refer to Section 4 - Planning Components + Modules for specific information pertaining to the layout and equipment layouts by service.

Key assumptions and space requirements are summarized by service and CBOC Prototypes on the following pages.




PACT Primary Care

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
9,454 DGSF	18,718 DGSF	27,982 DGSF

Programming Assumptions:

- One-PACT CBOC: 4 teamlets
- Two-PACT CBOC: 8 teamlets
- Three-PACT CBOC: 12 teamlets




Audiology and Speech Pathology

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
190 DGSF	2,409 DGSF	4,058 DGSF

Programming Assumptions:

- One-PACT CBOC:
 - Hearing Aid Programming/Fitting
- Two-PACT CBOC:
 - 2 providers,
 - 1 technician
- Three-PACT CBOC:
 - 3 providers, 2 technicians
 - vestibulography
 - electrophysiology



Mental Health

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
692 DGSF	4,302 DGSF	5,624 DGSF

Programming Assumptions:

- One-PACT CBOC:
 - 1 provider/coordinator in addition to embedded PACT
 - 1 group therapy room
- Two-PACT CBOC:
 - 8 providers/coordinators
 - 2 group therapy rooms
- Three-PACT CBOC:
 - 12 providers/coordinators
 - 3 group therapy rooms



Eye Clinic

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	2,903 DGSF	5,411 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - Fitting and Dispensing Room
 - Photography/Imaging Room
 - Pre-Testing Room
 - 2 providers, possibly 1 trainee
 - 2 techs
- Three-PACT CBOC:
 - Fitting and Dispensing Room
 - Photography/Imaging Room
 - Pre-Testing Room
 - Blind Rehabilitation (VIST)
 - 4 providers, possibly 2 trainees
 - 4 techs

Physical Medicine and Rehabilitation

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	1,839 DGSF	2,614 DGSF

Programming Assumptions

- Two-PACT CBOC:
 - 1 provider
- Three-PACT CBOC:
 - 2 providers



Dentistry

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	0 DGSF	3,709 DGSF

Programming Assumptions:

- Three-PACT CBOC:
 - 6 operatories
 - panoramic/cephalometric room
 - prosthetics laboratory
 - 2 Dentists
 - 2 Hygienists


Multi-Specialty Care/ Ancillary Diagnostic Services

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	2,356 DGSF	4,689 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - support and teaming space for Ancillary Diagnostic Services based on PACT model
- Three-PACT CBOC:
 - 6 exam rooms (1 is podiatry)
 - cardio/pulmonary exercise area
 - cast room
 - tele-health room



Home Based Primary Care

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	730 DGSF	912 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - 1 team room
 - 1 storage room
- Three-PACT CBOC:
 - 2 team rooms
 - 1 storage room



Prosthetics & Sensory Aids

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	631 DGSF	631 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - Storage
 - Mailing Room
 - Prosthetics Clerk Office
- Three-PACT CBOC:
 - Storage
 - Mailing Room
 - Prosthetics Clerk Office




Radiology

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	1,170 DGSF	3,450 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - 1 general radiology room
- Three-PACT CBOC:
 - 1 general radiology room
 - 1 bone densitometry
 - 1 mammography
 - 1 ultrasound
 - 1 radiography / fluoroscopy room




Pharmacy

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
152 DGSF	1,740 DGSF	2,864 DGSF

Programming Assumptions:

- One-PACT CBOC:
 - Automated Drug Dispensing System (ADDS) Room
- Two-PACT CBOC:
 - 1 Dispensing
 - 2 Prescription drop-off windows
 - Filling + Assembly
 - Storage
 - Consult Room
- Three-PACT CBOC:
 - 2 Dispensing
 - 2 Prescription drop-off windows
 - Filling + Assembly
 - Storage
 - Consult Room




Pathology and Laboratory Medicine

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
745 DGSF	1,307 DGSF	2,113 DGSF

Programming Assumptions:

- One-PACT CBOC:
 - 2 phlebotomy stations
 - point of care testing
 - specimen collection toilet
- Two-PACT CBOC:
 - 4 phlebotomy stations
 - point of care testing
 - specimen collection toilet
 - small shipping and receiving area
- Three-PACT CBOC:
 - 5 phlebotomy stations
 - point collection of care testing
 - specimen collection toilet
 - small shipping and receiving area
 - chemistry section

Logistics

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
502 DGSF	1,322 DGSF	1,322 DGSF

Programming Assumptions:

- Space requirements dependent upon proximity to parent VA facility and number of outpatient visits
- One-PACT, Two-PACT, and Three-PACT requirements estimated




Engineering

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	304 DGSF	304 DGSF

Programming Assumptions:

- Two-PACT CBOC:
 - Biomedical engineering repair shop
- Three-PACT CBOC:
 - Biomedical engineering repair shop

Canteen

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
593 DGSF	1,406 DGSF	3,093 DGSF

Programming Assumptions:

- One-PACT CBOC:
 - Beverage, Snack, and Food Machines
 - Limited Seating
- Two-PACT CBOC:
 - Café Shop
 - Customer Area
 - Office/Storage
 - Seating Area
- Three-PACT CBOC:
 - Café Shop
 - Retail Space
 - Customer Area
 - Office/Storage/Food Prep
 - Seating Area

Police and Security

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
190 DGSF	524 DGSF	524 DGSF

Programming Assumptions

- One-PACT CBOC:
 - operations room
- Two-PACT CBOC:
 - Holding room
 - operations room
 - safe
- Three-PACT CBOC:
 - Holding room
 - operations room
 - safe



Clinic Management

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	380 DGSF	380 DGSF

Programming Assumptions

- Two-PACT CBOC:
 - CMO and Nurse Manager Offices
- Three-PACT CBOC:
 - CMO and Nurse Manager Offices




Business Services

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
0 DGSF	547 DGSF	669 DGSF

Programming Assumptions

- Two-PACT CBOC:
 - 4 workstations
- Three-PACT CBOC:
 - 4 workstations

Lobby/Common Areas

One PACT CBOC	Two PACT CBOC	Three PACT CBOC
		
1,034 DGSF	2,326 DGSF	3,435 DGSF

Programming Assumptions

- One-PACT CBOC:
 - volunteer alcove
 - wheelchair storage
 - vestibule
- Two-PACT CBOC:
 - volunteer alcove
 - wheelchair storage
 - vestibule
 - male/female public toilets
- Three-PACT CBOC:
 - volunteer alcove
 - wheelchair storage
 - vestibule
 - male/female public toilets

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2.3 Structural Bay Overview

Structural Bay Overview

Regardless of the clinic size, shape, or desired flow, all spaces are to work within the modules and are configured with a standard column grid to allow for flexibility as spaces respond to future needs and growth. By utilizing an optimal column grid, in response to the program for design, one is able to place the walls in such a way that the columns do not impact the clinical layout. Structural columns placement are critical to consider early in the design process to avoid columns in odd places within a room. Lack of doing so, may impact patient/staff flow within a room, the equipment layout and required clearances. After multiple studies, the optimum column grid selected as the preferred course of action is 31'-10" x 31'-10", illustrated below. This grid allows for standard 125 square foot universal rooms with a six foot clinic corridor.

Universal Room

The universal room concept is simply to state that the 125 SF space can readily change from exam rooms, consult rooms, offices, etc. The universal room accommodates multiple clinical modalities; primary care, specialty care, women's health, mental health, eye clinic, podiatry, etc. The primary goal is to support flexible use in clinical areas. The secondary goal is to support general ease of space planning and systemetizing. The following is a list of spaces that may fit within the criteria for a universal room:

- Exam Room
- Specialty Exam Room
- Consult Room
- Flex Offices
- Mental Health Consult Room
- Clinic Management Office
- Tele-health Room
- Clean Room
- Equipment Room

Refer to Section 8.2 Adaptation Diagrams to understand the trade-offs when considering off-site construction versus traditional construction methods.

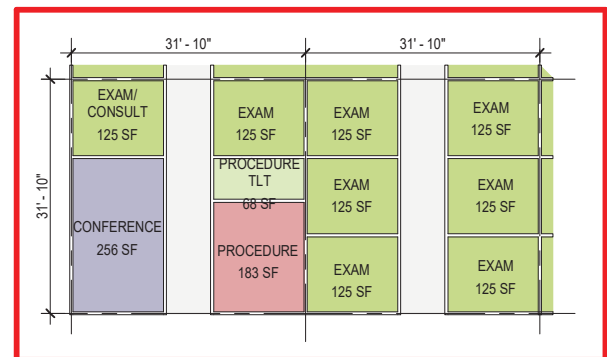


Figure 2.3
31'-10" x 31'-10" Grid

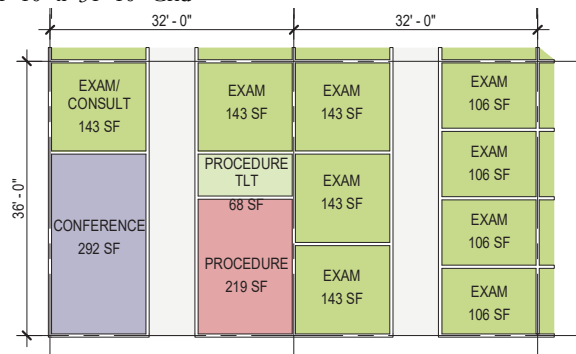


Figure 2.4
32'-0" x 36'-0" Grid

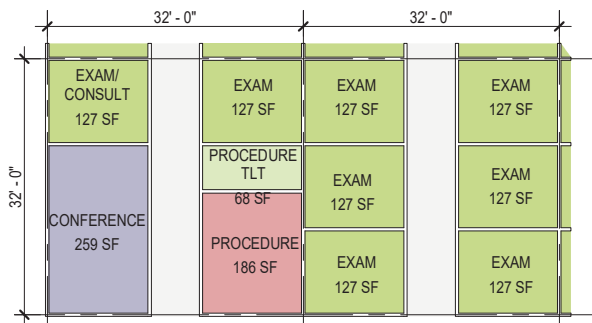


Figure 2.5
32'-0" x 32'-0" Grid

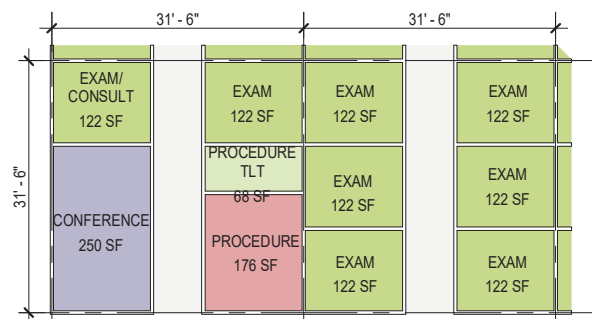


Figure 2.6
31'-6" x 31'-6" Grid

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2.4 Conceptual Diagrams – Overview

Conceptual diagrams are the first set of diagrams that an architect will create in the planning process. They are also be used to understand the impacts as the design changes and develops. Such diagrams were utilized in the development of the planning modules, components and the three prototype clinics. The typical conceptual diagrams utilized for this project included process flow diagrams, block & stack diagrams and computer modeling.

Process flow is illustrated in bubble form, identifying typical steps a patient may take within a clinic. In this type of diagram, potential bottleneck locations can be identified, efficiencies can be improved and patient travel distances are better understood. Block and Stack diagrams is an exercise that studies the massing spaces as they relate to one another and offers opportunities for identifying desirable departmental adjacencies. After utilizing process flow and block and stack diagrams, assumptions can be validated once diagrams are created with computer modeling. Computer modeling allows view the spaces in a three-dimensional format. These types of diagrams inform one another and enable the design process.

These diagrams are utilized in the planning process to:

- Understand the typical clinic flow (patient/staff/service/supply)
- Improve clinic efficiencies
- Identify potential bottle necks
- Improve patient experience
- Smooth patient flows
- Improve staff work flow
- Improve travel distances
- Identify proper clinical adjacencies
- Improve overall clinical layout

The following pages utilize different forms of diagrams such as flow diagrams, axonometric diagrams, Three-Dimensional renderings and linear diagrams to illustrate the planning processes used throughout the course of this study.

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2.5 Typical Patient/Staff Flow

Typical Patient/Staff Flow

The following patient flow diagrams represent's a patients experience and movement. During the multiple design charrettes and user interviews, patient flow was explored to understand where choke points may occur, ways to minimize a patients travel distances as well as understanding patient interactions with various staff members.

Refer to Figure 2.7 which illustrates a process flow diagram in a linear form.

The typical clinic flow diagrams illustrate some of the most common flow for a patient as one enters the clinic until one exits, such as:

One-PACT CBOC:

- Patient with Appointment/Walk-in
- Patient with a Lab Visit Only
- Patient with a Group Visit or Shared Medical Appointment
- Patient/ Family Member or Volunteer

Two-PACT CBOC:

- Patient with Appointment/Walk-in
- Patient with Appointment + Pharmacy Visit
- Patient with Specialty Appointment

Three-PACT CBOC:

The Three-PACT CBOC builds off the Two-PACT CBOC with similar patient and staff flows. Although these clinics are scalable, the design of the clinic creates a sense of familiarity for the patient and flows are intended to be the same despite the larger size.

Refer to Figures 2.8 - 2.15 for common patient flow scenarios.

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Typical Patient/Staff Flow

Flow Mapping - Optimal

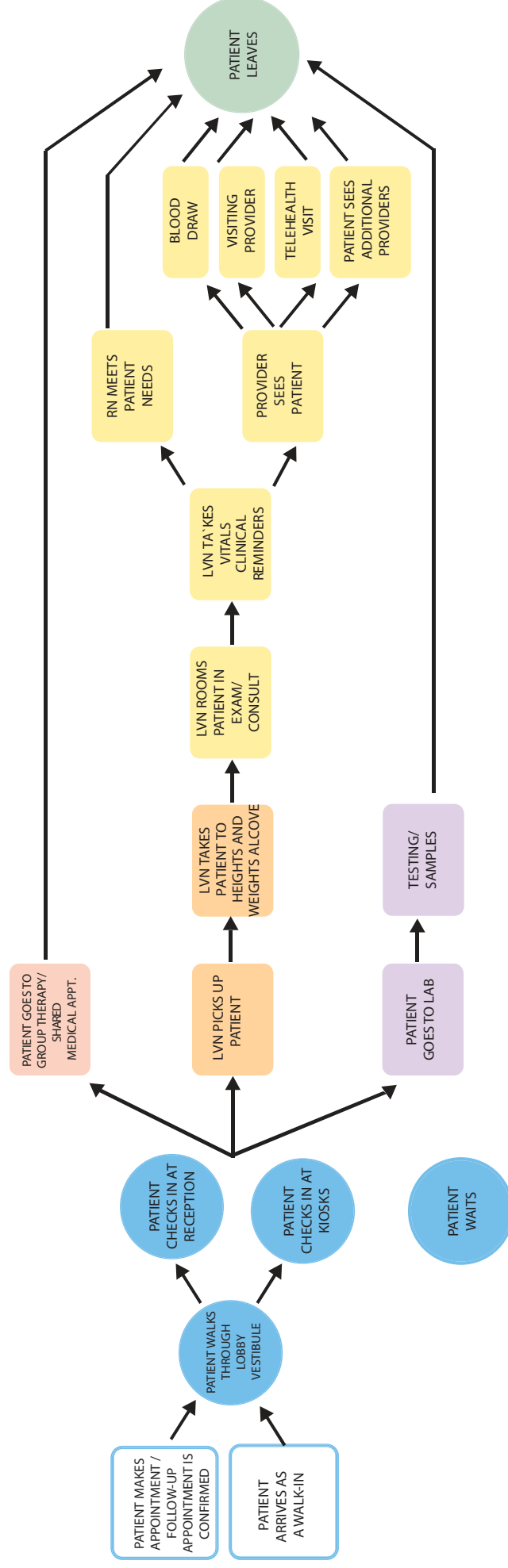


Figure 2.7
Optimal Patient /Staff
Flow Mapping

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2.6 Clinic Growth – Block and Stack

One-PACT CBOC Prototype

The One-PACT CBOC is a single PACT Module as illustrated to the right. It breaks down into simple components as illustrated below. This includes the front Commons area that serves as the public greeting and waiting space. From this area patients enter into the single PACT module. Adjacent to the Commons area, is the main reception area, group rooms/shared medical appointment rooms and the lab. Beyond this zone, is the primary care clinical and support functions.

This single PACT Module becomes the starting point for developing the Two-PACT and Three-PACT CBOCs. The following pages illustrate different options explored referred to as:

- Linear
- L-Shaped
- Flare
- Two-Story

The block and stack options selected for this course of action are referred to as:

- L-Shaped Preferred
- Two-Story Preferred

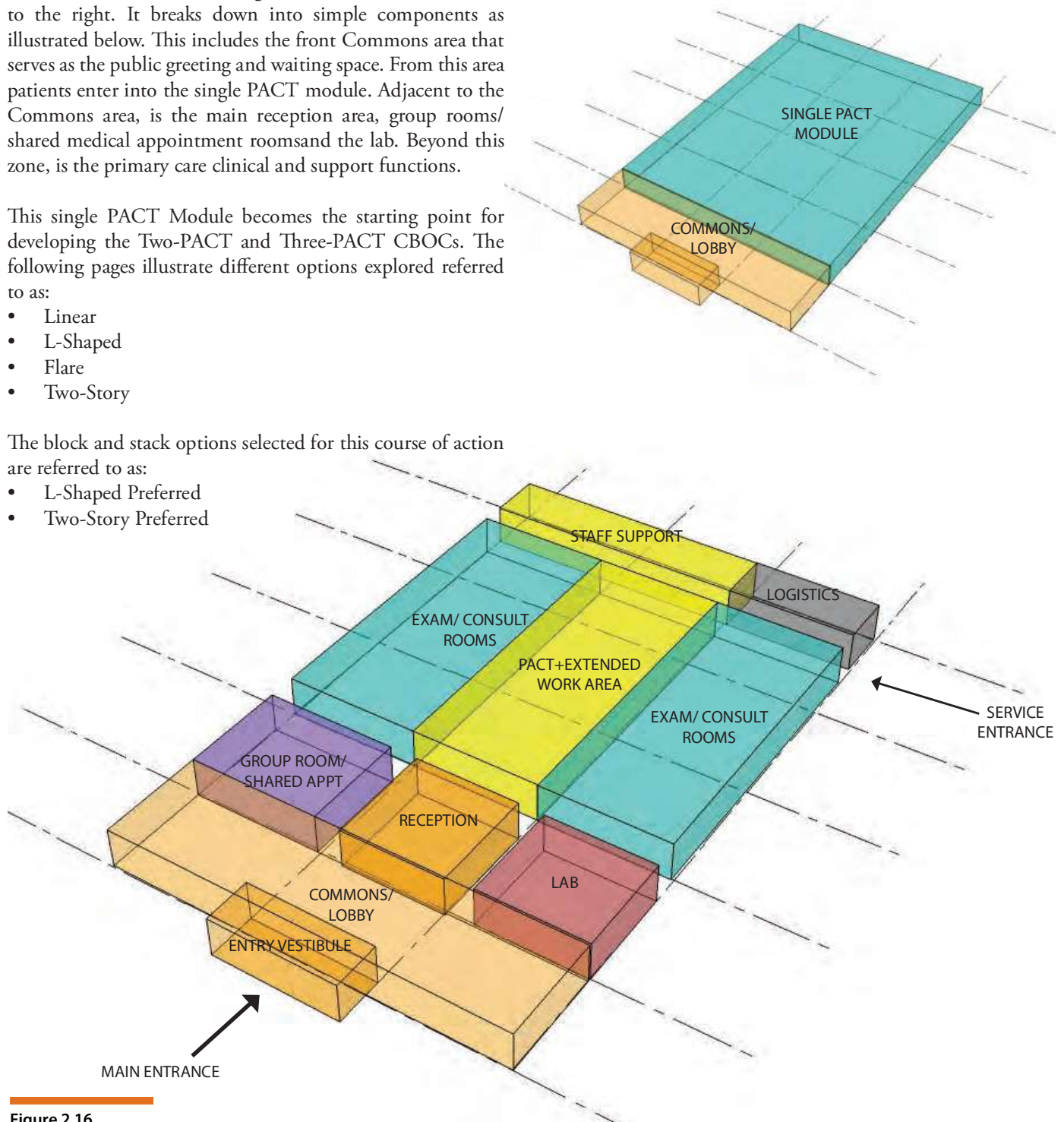


Figure 2.16
One-PACT CBOC

Linear

Two-PACT CBOC Prototype

The One-PACT CBOC Prototype is the single building block of the PACT module that when duplicated/multiplied becomes the basis of the Two-PACT CBOC. The image to the right illustrates the single PACT module expanding into the Linear Two-PACT CBOC option with a second PACT module added. Adjacent to the second PACT Module is the Mental Health Component.

This component is in addition to the embedded mental health that is already integrated in each PACT Module. The Ancillary Services Diagnostic Module is added adjacent to the first PACT module. The Commons area is the long, front bar across the entire clinic tying the modules together and developing an identity for the CBOC.

The second level is the mechanical penthouse.

The arrows illustrate areas of opportunity for growth.

Refer to Section 5 - Proposed Prototype Layouts for additional information.

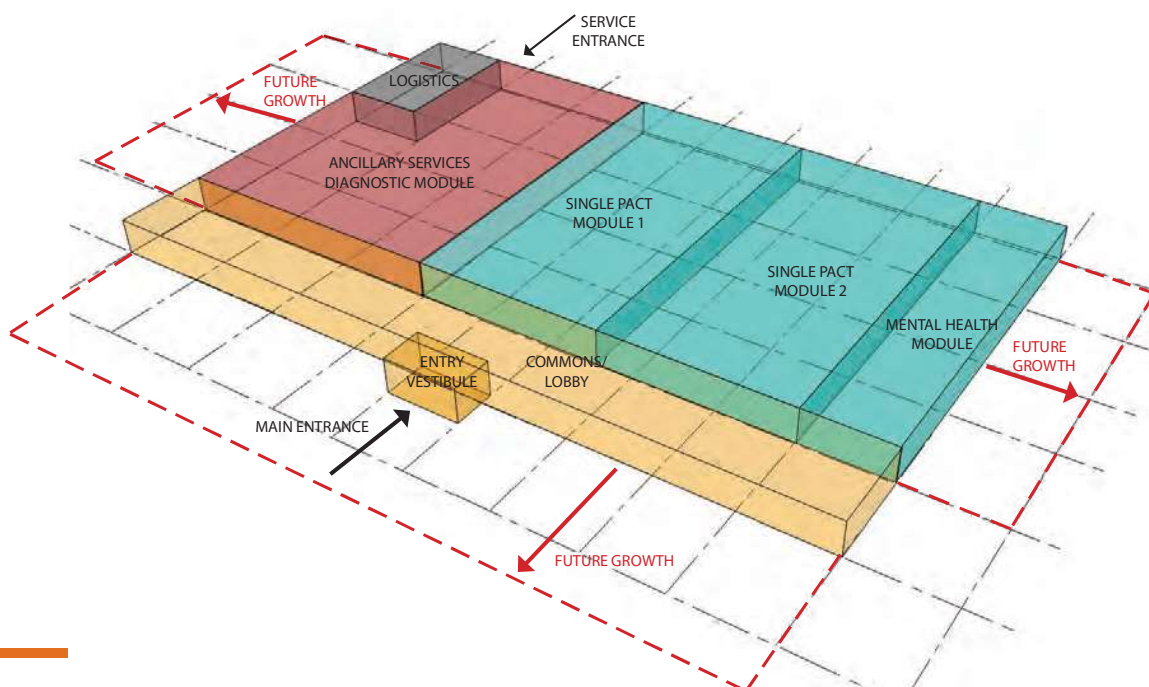
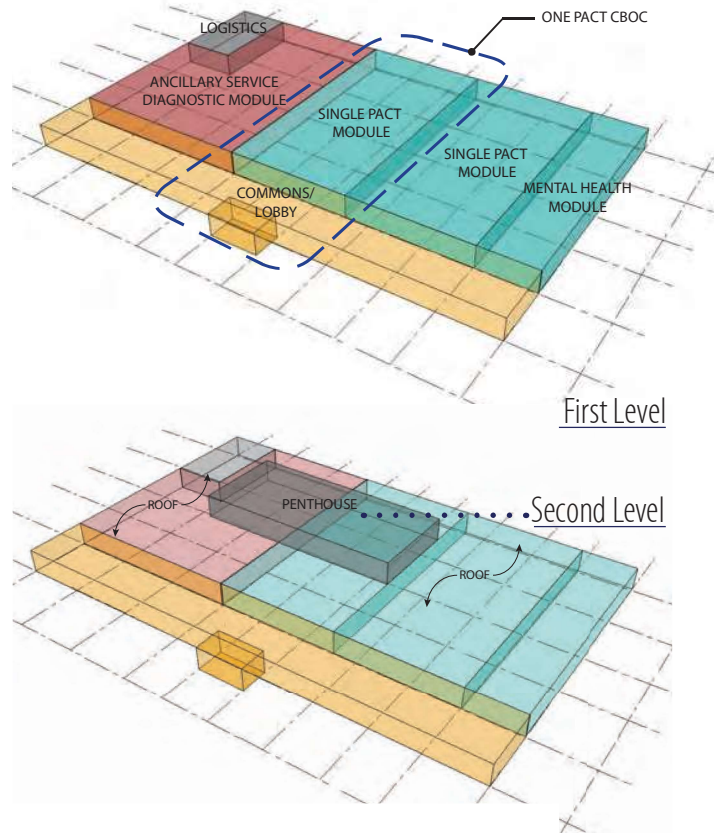


Figure 2.17
 Two-PACT CBOC -
 Linear

Linear Growth

Two-PACT CBOC Prototype to Three-PACT CBOC Prototype:

Expansion of the Two-PACT CBOC into the Three-PACT CBOC Prototype occurs by adding an additional PACT Module. The block plan illustrates additional bays added to the Ancillary Services Diagnostic Module for the growth of those services and the addition of a Dental Component at this scale. This flexibility also enables modular expansion of other services such as Pharmacy, Laboratory, etc.

The third PACT Module is placed to the front of the Commons. Placing this additional PACT Module in this position decreases patient and staff travel distances within a clinic versus placing this module in a linear arrangement with the first two modules. With this configuration, the blocking begins to wrap and create the “L” shaped for the Three-PACT Prototype.

The second level is the expansion of the mechanical penthouse.

Refer to Section 5 - Proposed Prototype Layouts for additional information.

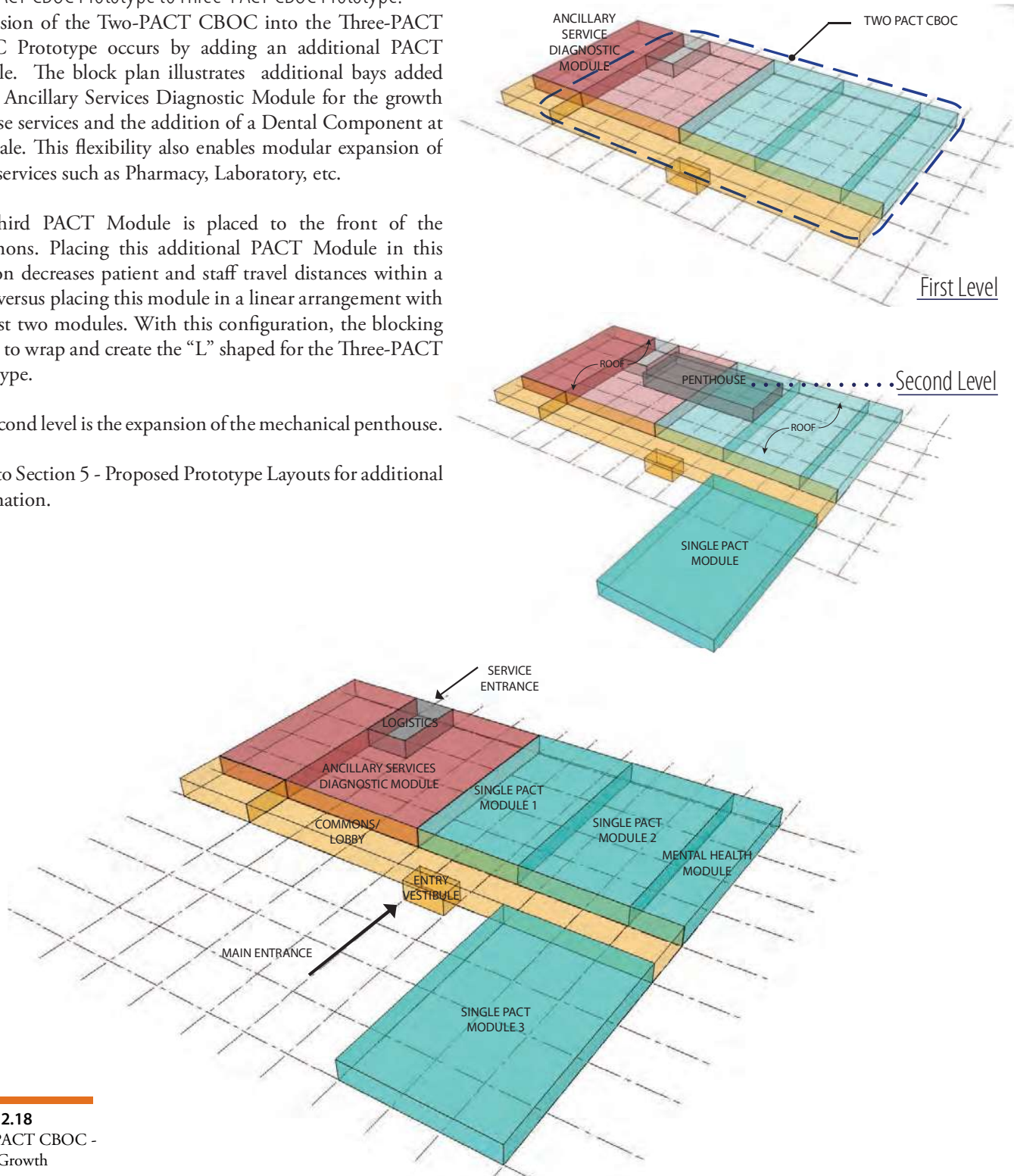


Figure 2.18
 Three-PACT CBOC -
 Linear Growth

L-Shaped

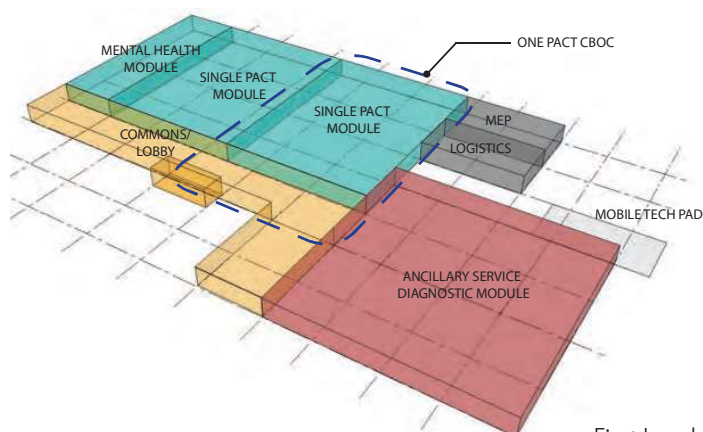
Two-PACT CBOC Prototype:

The L-shaped option also expands from the One-PACT CBOC and grows into the Two-PACT CBOC. In the diagram illustrated to the right, the Mental Health Component is placed along the exterior edge of the building. By locating the component here, the patients benefit from natural daylight as well as views to the exterior. The Lobby/Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC.

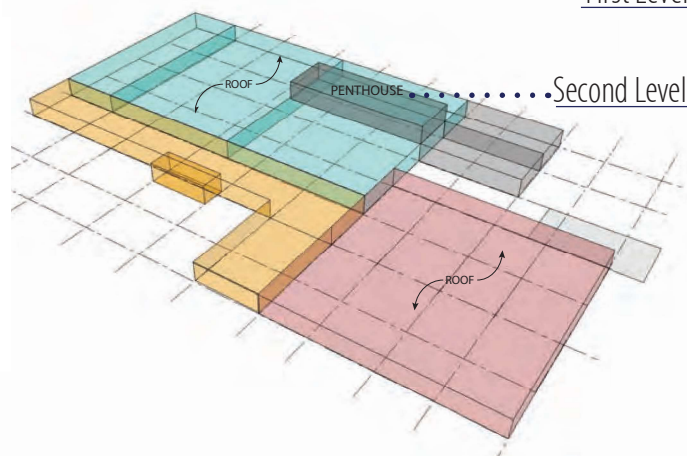
The Ancillary Services Diagnostic Module is added to create an L-shape and shorten the travel illustrated in the Linear option.

Logistics and some of the mechanical, electrical and plumbing (MEP) requirements are located in the corner of the L-shape away from the clinical functions. Similar to the Linear option, a penthouse is utilized for the majority of the mechanical system.

The location of Logistics and MEP functions allows the L-shaped option to grow the clinical functions, adjacent to the Mental Health Component, as illustrated with the arrow on the diagram below.



First Level



Second Level

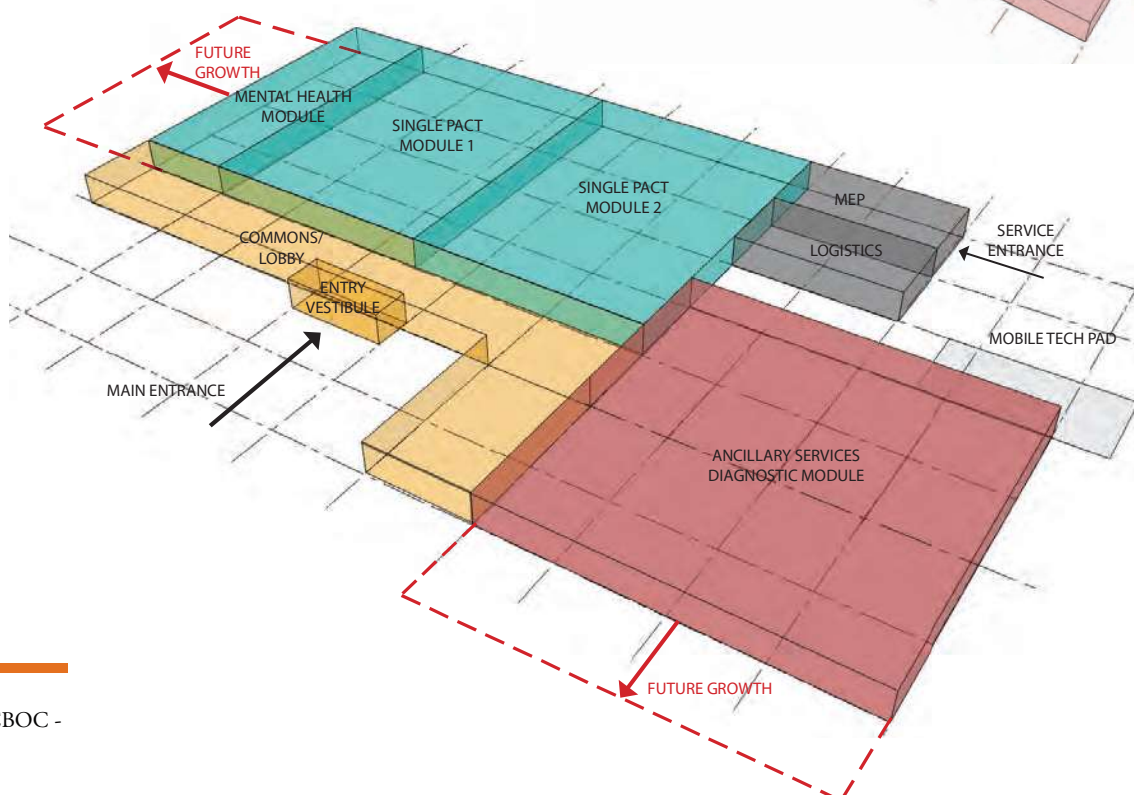


Figure 2.19
Two-PACT CBOC -
L-Shaped

L-Shaped Growth

Two-PACT CBOC Prototype to Three-PACT CBOC Prototype:

The Two-PACT CBOC Prototype expands into the Three-PACT CBOC Prototype. The block plan on the right illustrates the additional PACT Module added to the end of the primary care clinic with an expansion to the Commons Area.

Logistics and some of the mechanical, electrical and plumbing (MEP) requirements remain located in the corner of the L-shape away from the clinical functions. The penthouse would expand to accommodate the demand of the additional program.

The block plan illustrates additional bays added to the Ancillary Services Diagnostic Module for the growth of those services and the addition of a Dental Component at this scale. This flexibility also enables modular expansion of other services such as Pharmacy, Laboratory, Radiology etc.

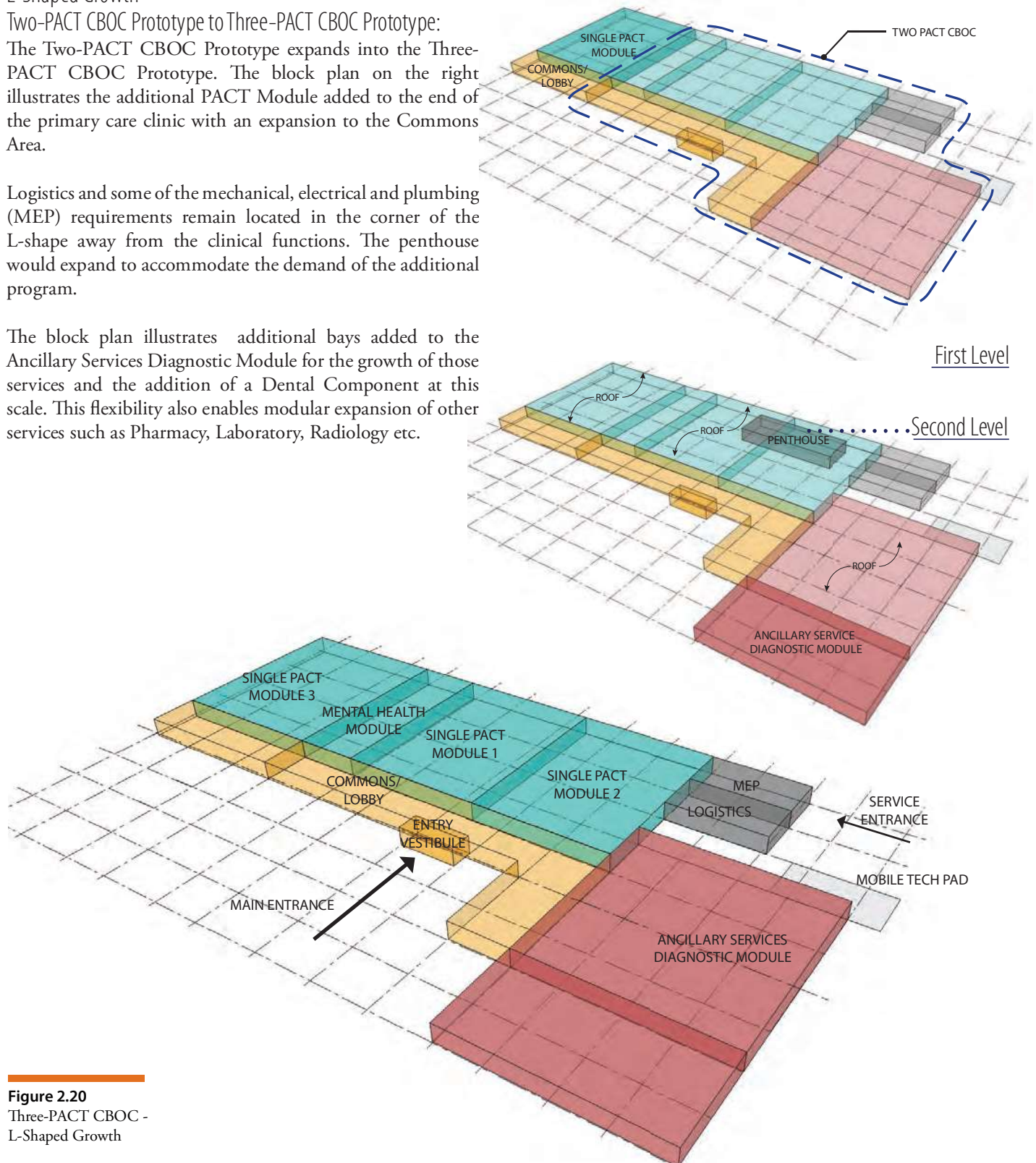


Figure 2.20
 Three-PACT CBOC -
 L-Shaped Growth

Preferred L-Shaped Three-PACT CBOC Prototype

The Preferred L-shaped option also expands from the One-PACT CBOC and grows into the Three-PACT CBOC. In the diagram illustrated to the right, the Mental Health Component is placed along the exterior edge of the building. By locating the component here, the patients benefit from natural daylight as well as views of a potential healing garden.

The Lobby/Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC. The main differentiator over the L-Shaped option described previously is the intersection of the PACT Module and the Ancillary Services Diagnostic Module. By merging this knuckle, the most efficiency is achieved in terms of Building Gross Square Feet and Net Usable Square Feet.

The Ancillary Services Diagnostic Module is added to create an L-shape and shorten the travel distances illustrated in the Linear option.

Logistics and some of the mechanical, electrical and plumbing (MEP) requirements are located in the corner of the L-shape away from the clinical functions. The penthouse is utilized for the majority of the mechanical system. The location of Logistics and MEP functions allows the L-shaped option to grow the clinical functions, adjacent to the Mental Health Component, as illustrated with the arrow on the diagram below.

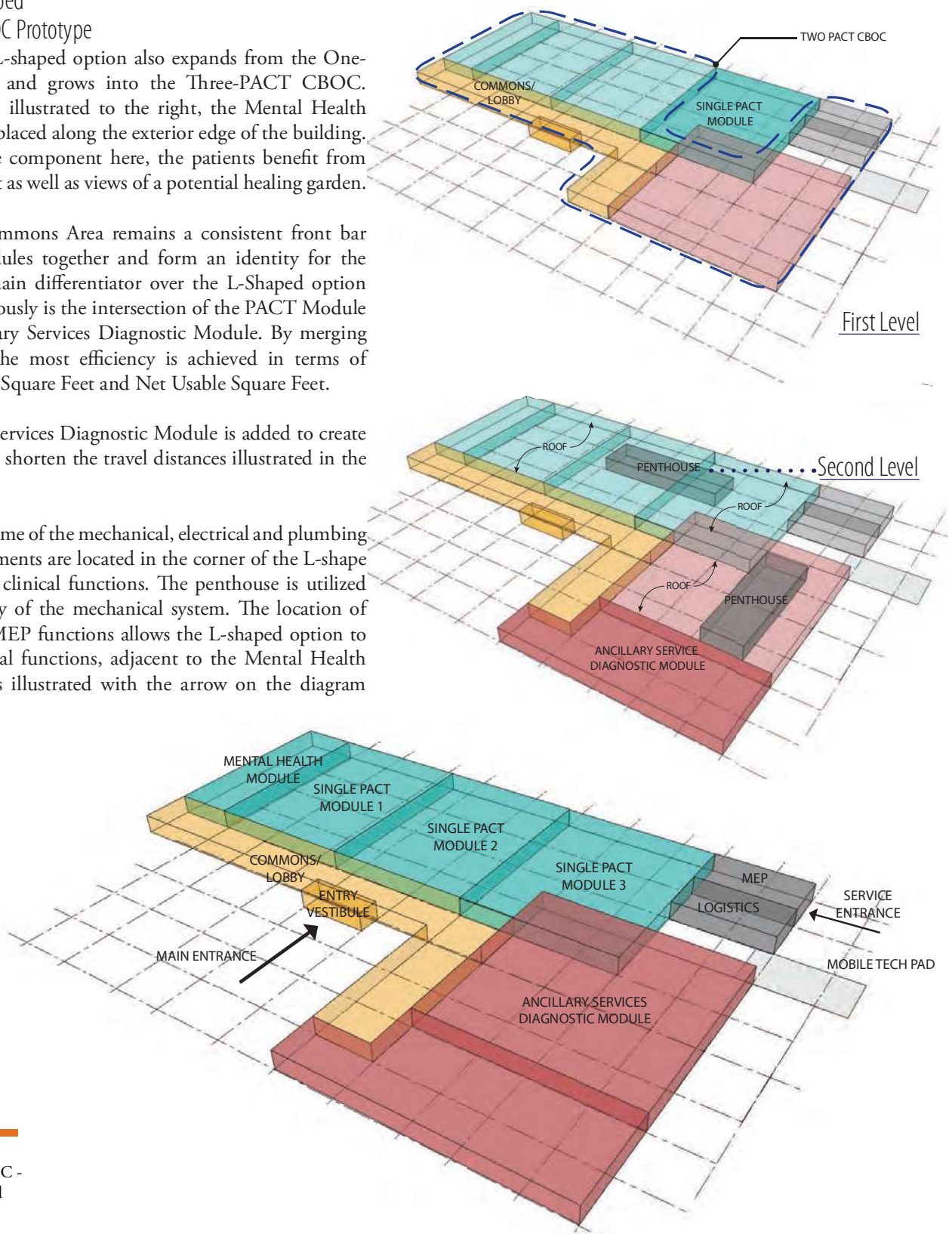


Figure 2.21
Three-PACT CBOC -
Preferred L-Shaped

Two - Story

Two-PACT CBOC Prototype:

The Two-PACT Two-Story option illustrated on this page splits the Program for Design equally between the two floors. In addition to the Two-PACT Modules on the first floor, the Lobby/Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC.

The second level includes all of the Ancillary Services Diagnostic Module as well as the Mental Health Component. A penthouse would be included on the third level.

Many of the programs located on the second floor, such as Radiology, Laboratory and Pharmacy needed to be moved to the first floor to have the proper adjacency to the PACT Modules. These moves left very little program on the second floor. It was determined that a two story option for the Two-PACT CBOC was not optimal and therefore not viable.

However, it was acknowledged that the two story option could be viable depending on the program growth. In some cases, depending on the remoteness of a particular clinic and the workload, a more robust ancillary service may determine a larger than usual footprint, such as, Multi-Specialty Care, to justify the expansion.

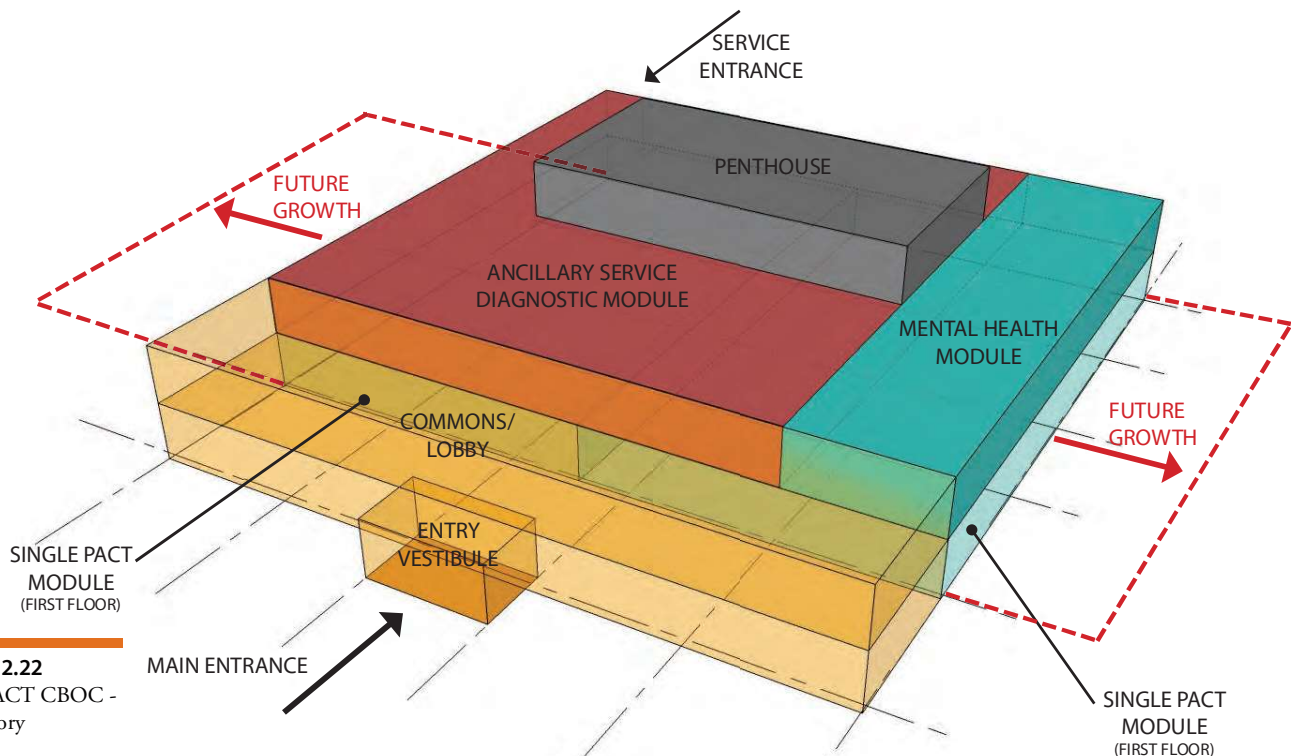
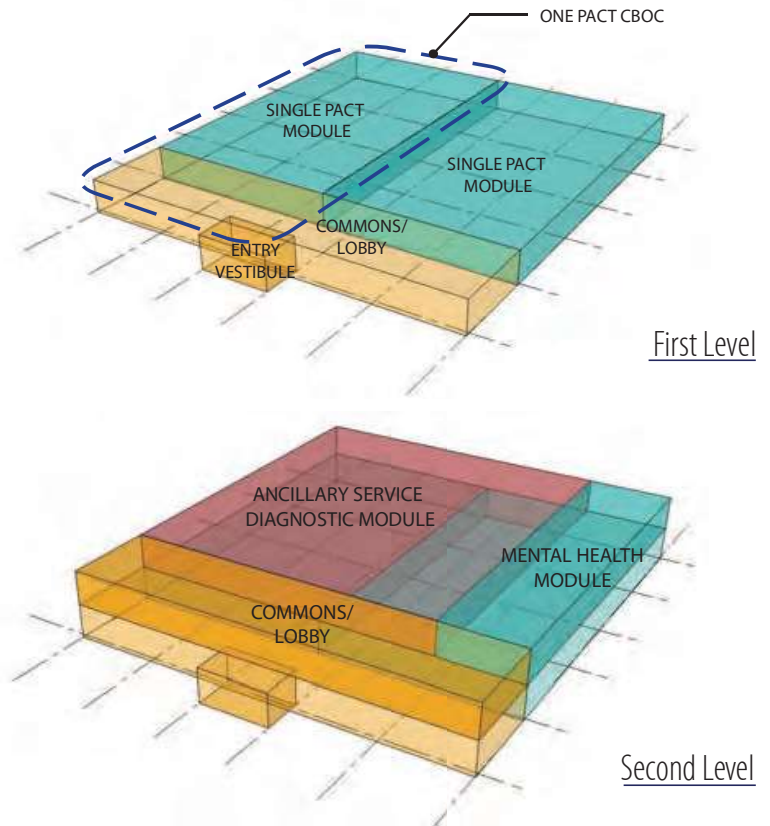


Figure 2.22
 Two-PACT CBOC -
 Two-Story

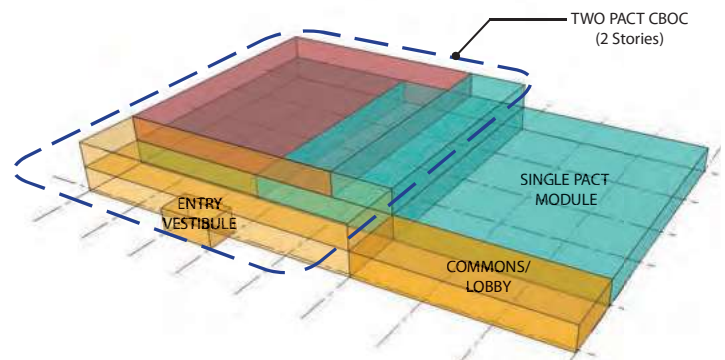
Two - Story Growth

Two-PACT CBOC Prototype to Three-PACT CBOC Prototype:

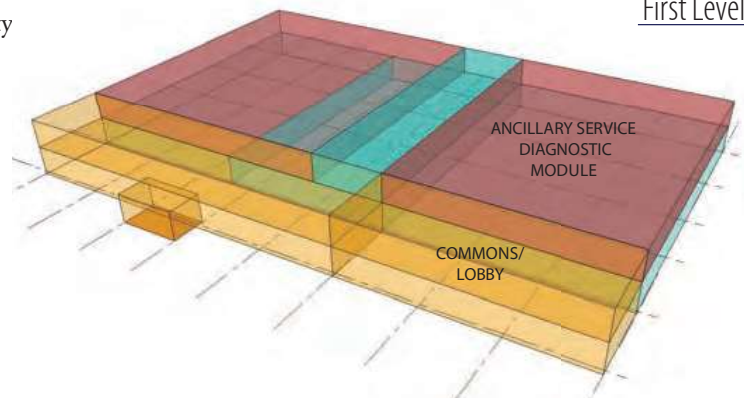
The Two-PACT CBOC Two-Story Prototype easily expands into the Three-PACT CBOC Prototype. The diagram to the right illustrates a single PACT Module added to the first floor of the Two-PACT option. However, due to the prioritization of program functions that are required to be located on the first level, although not optimal, the additional PACT module might be on the second floor with the Mental Health Component.

The additional ancillary and diagnostic services are added at the second floor.

The penthouse expands to accommodate additional the utility demand of the added program space.



First Level



Second Level

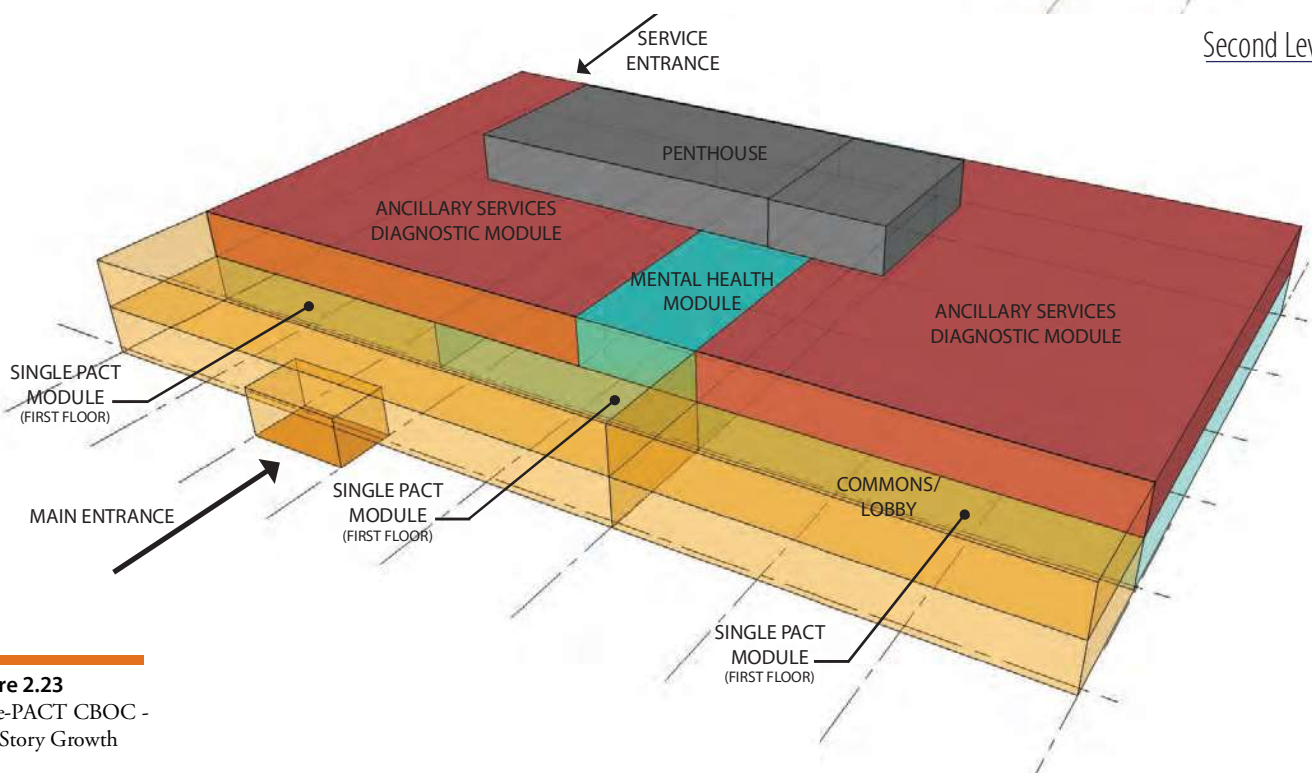


Figure 2.23
Three-PACT CBOC -
Two Story Growth

Preferred Two - Story Three-PACT CBOC Prototype

The Two-PACT Two-Story option illustrated on this page splits the Program for Design equally between the two floors. In addition to the Two-PACT Modules on the first floor, the Lobby/Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC.

The second level includes all of the Ancillary Services Diagnostic Module as well as the Mental Health Component. A penthouse would be included on the third level.

Many of the programs located on the second floor, such as Radiology, Laboratory and Pharmacy needed to be moved to the first floor to have the proper adjacency to the PACT Modules. These moves left very little program on the second floor. It was determined that a two story option for the Two-PACT CBOC was not optimal and therefore not viable.

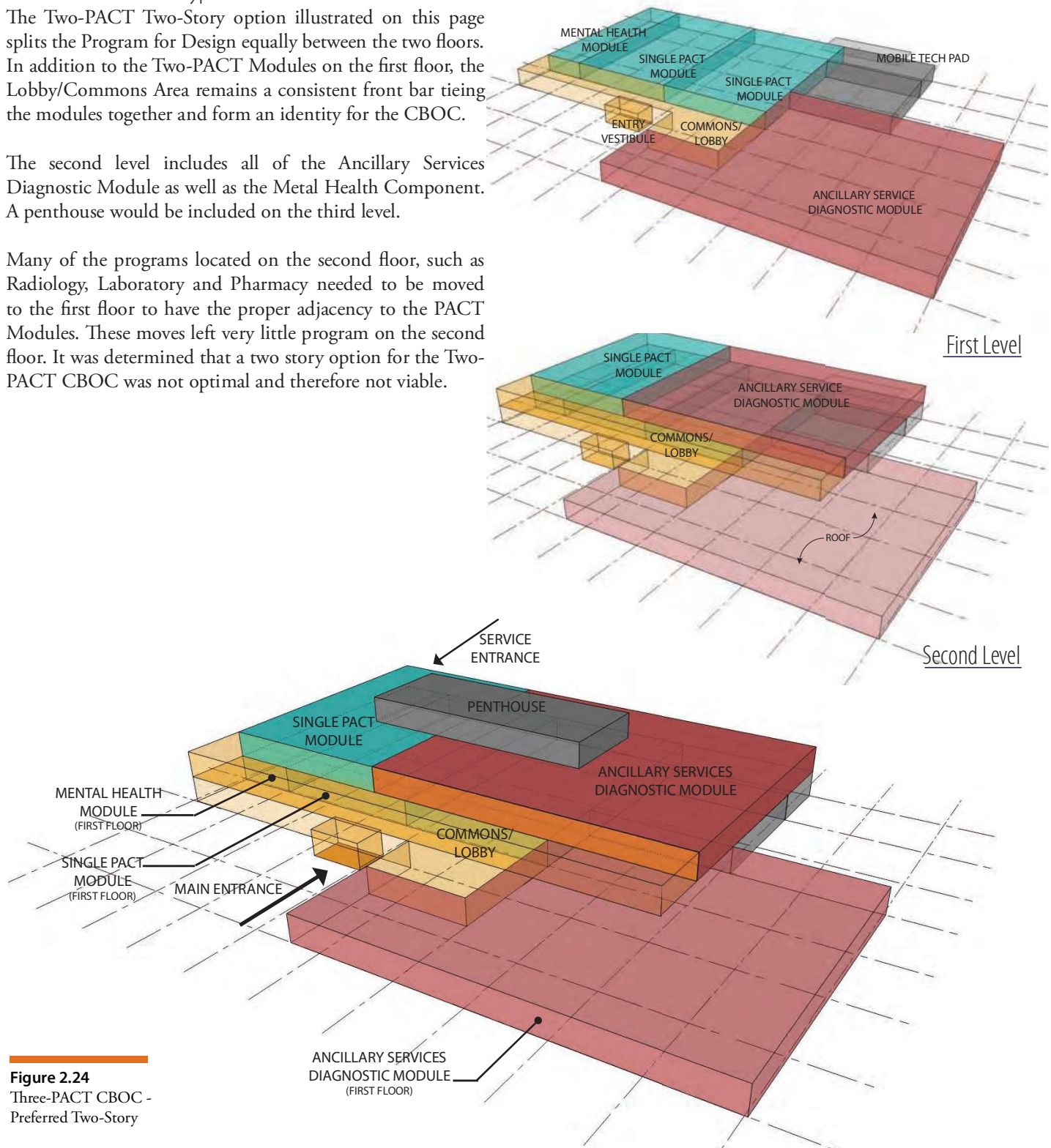


Figure 2.24
 Three-PACT CBOC -
 Preferred Two-Story

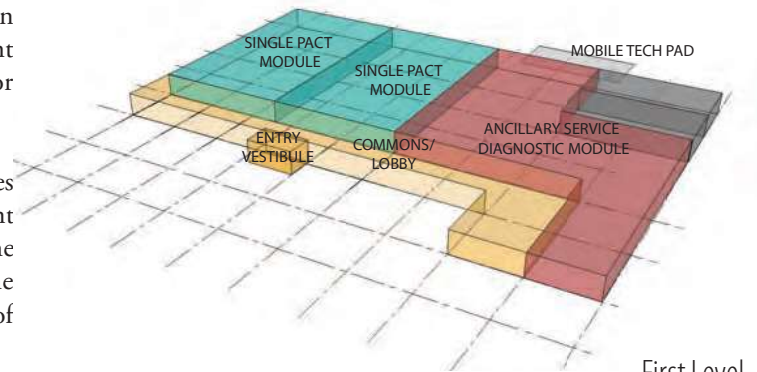
Three-PACT CBOC Prototype: Modified Two - Story

The Three-PACT Modified Two-Story option illustrated on this page splits the Program for Design unequally between the two floors. In addition to the Two-PACT Modules on the first floor, the Lobby/Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC.

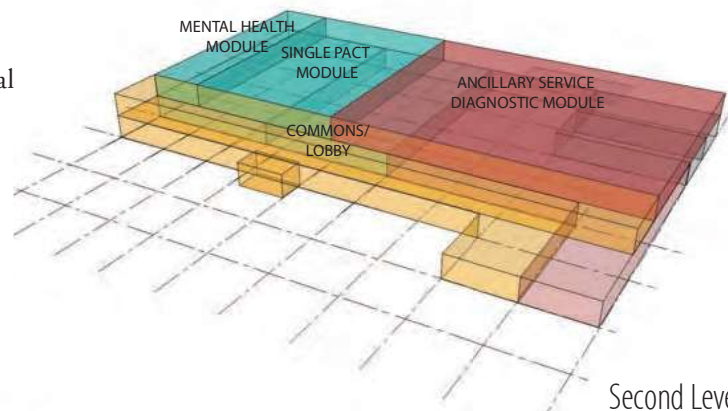
The second level includes all of the Ancillary Services Diagnostic Module as well as the Mental Health Component and the third PACT Module. Services that don't require the first floor real estate, such as, Radiology were placed on the first floor. The mobile technology pad is located in the rear of the clinic unlike the L-shaped option.

A penthouse would be included on the third level.

Refer to Section 5 - Proposed Prototype Layouts for additional information.



First Level



Second Level

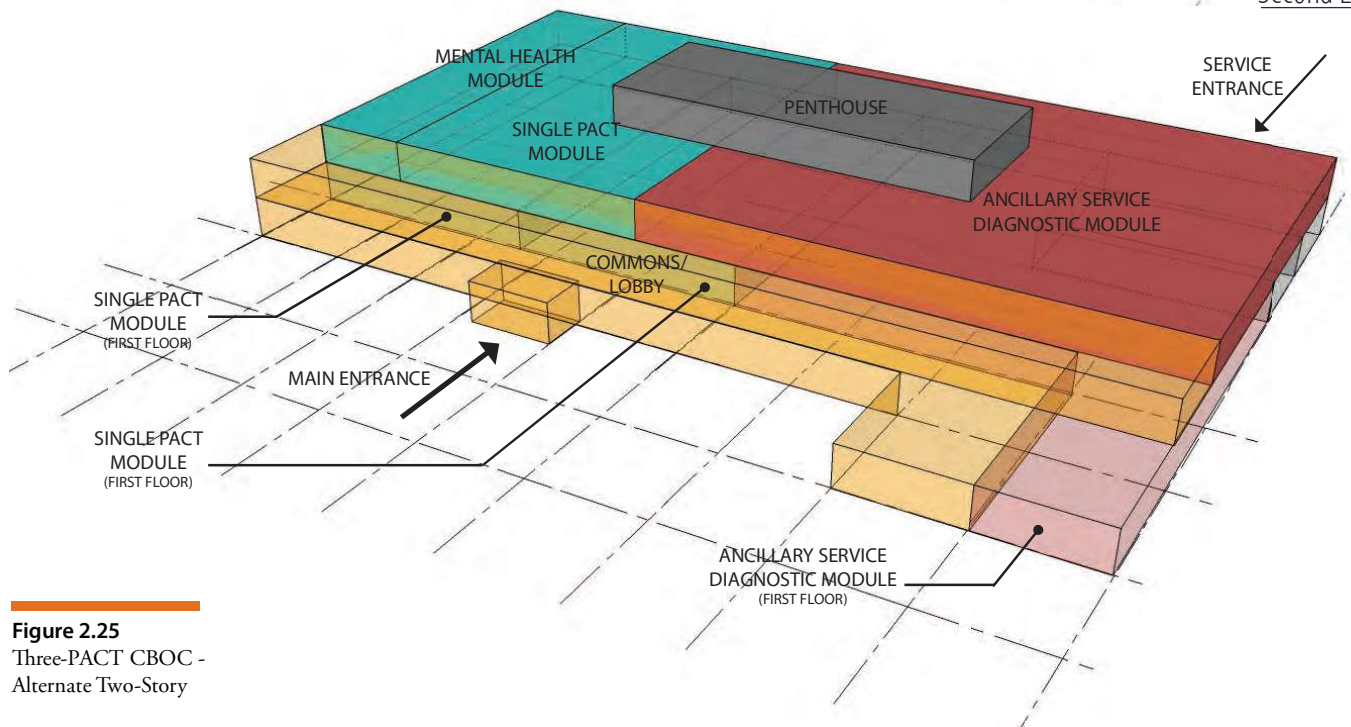


Figure 2.25
 Three-PACT CBOC -
 Alternate Two-Story

Flare

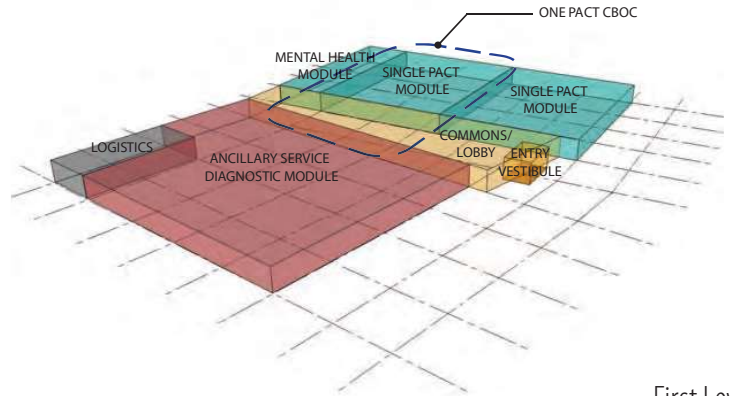
Two-PACT CBOC Prototype

The Flare option also expands from the Two-PACT CBOC and grows into the Three-PACT CBOC. In the diagram illustrated to the right, the Mental Health Component is placed along the exterior edge of the building. By locating the component here, the patients benefit from natural daylight as well as views of a potential healing garden. The Lobby/ Commons Area remains a consistent front bar tying the modules together and form an identity for the CBOC.

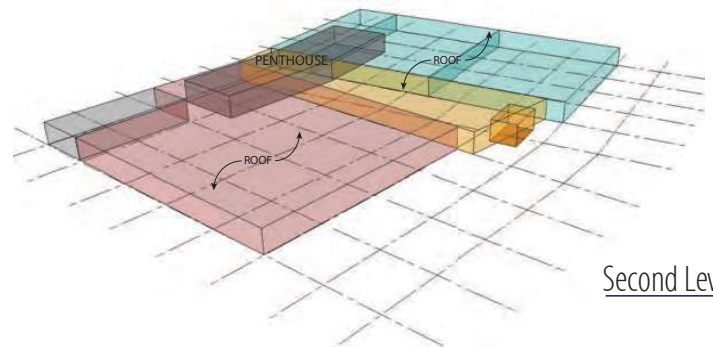
The Ancillary Services Diagnostic Module is across from the Commons/Lobby areas creating a wedge between the PACT Modules and ASDM Module. This option eliminates a significant portion of circulation space, however, some drawbacks are flow issues with primary care and specialist provider communication.

Logistics and some of the mechanical, electrical and plumbing (MEP) requirements are located on the back side of the Flare, away from the Flare, adjacent to clinical functions. Similar to the Linear and L-Shaped options, a penthouse is utilized for the majority of the mechanical system.

Refer to Section 5 - Proposed Prototype Layouts for additional information.



First Level



Second Level

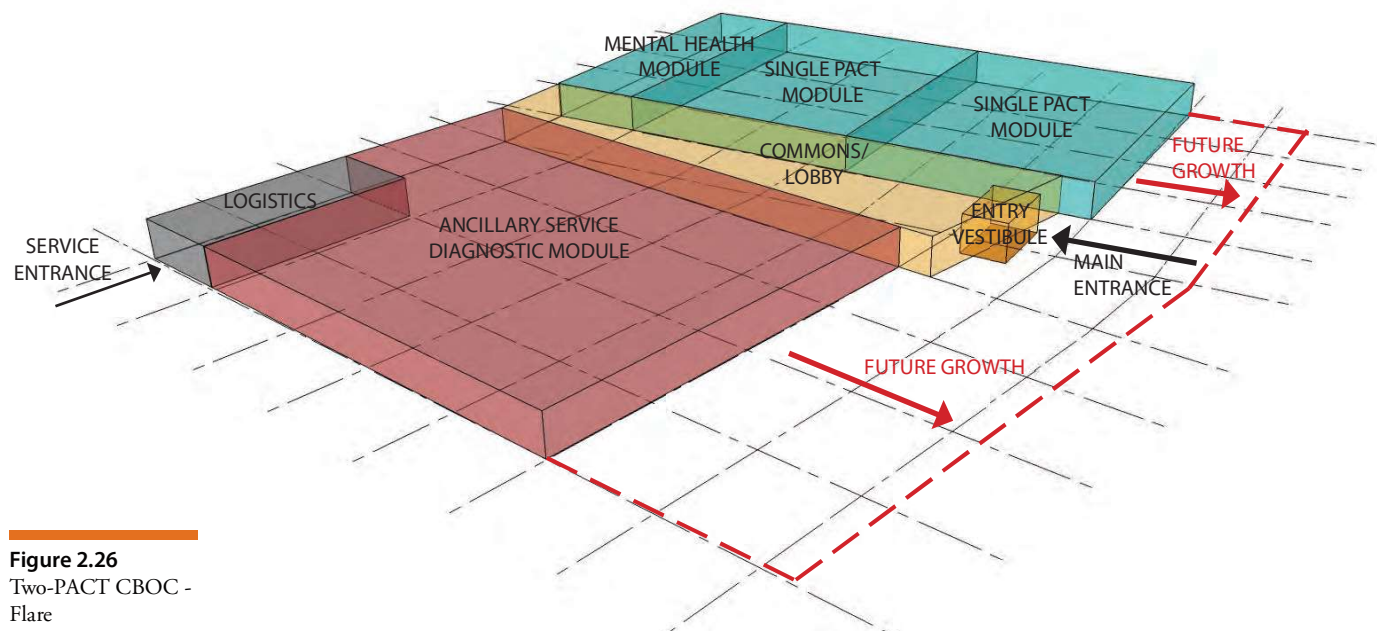


Figure 2.26
Two-PACT CBOC -
Flare

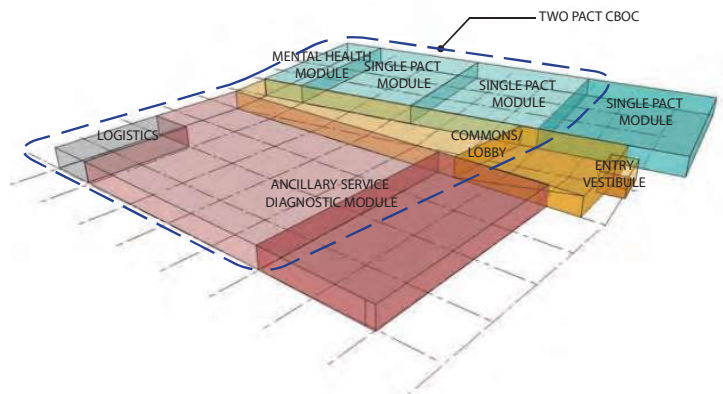
Flare Growth

Two-PACT CBOC Prototype to Three-PACT CBOC Prototype:

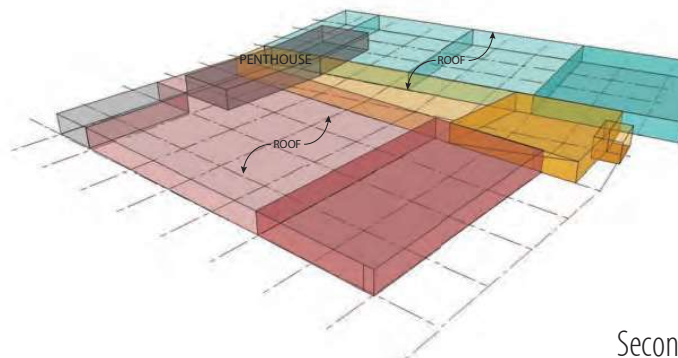
The Two-PACT CBOC Flare Prototype expands into the Three-PACT CBOC Prototype. The diagram to the right illustrates a single PACT Module added to the Two-PACT option and the Lobby/Commons lengths to support the module addition.

The additional ancillary and diagnostic services are added on the other side of the commons, adjacent to the existing ASDM.

The penthouse expands to accommodate additional the utility demand of the added program space.



First Level



Second Level

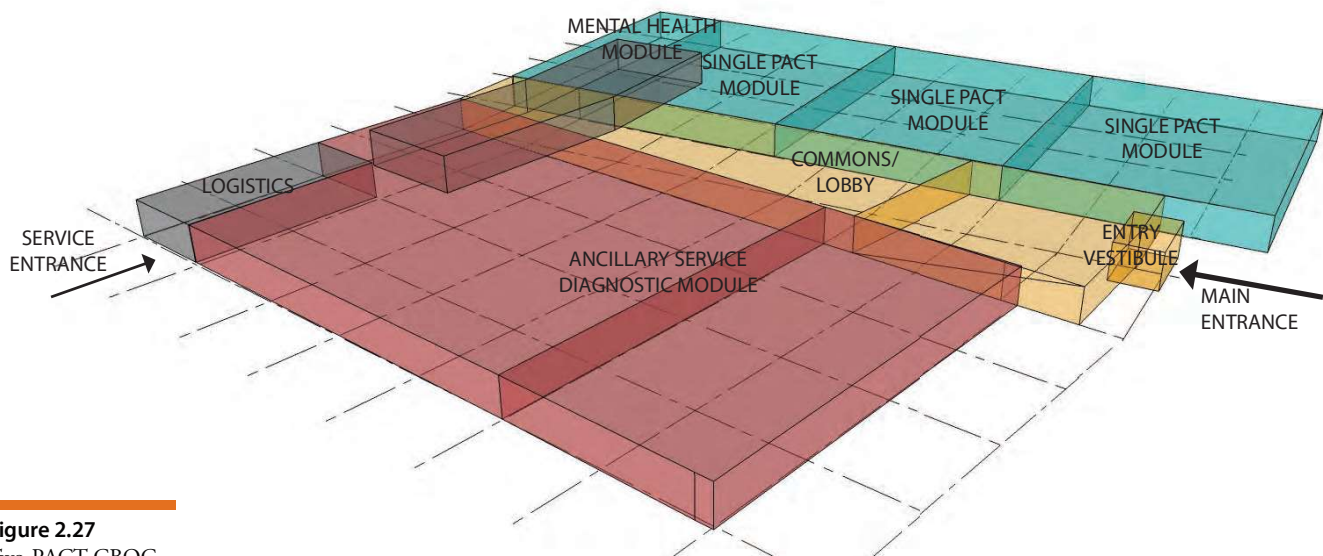


Figure 2.27
 Two-PACT CBOC -
 Flare Growth

2.7 Lobby/Commons Area

Lobby/Commons Area

Throughout the course of this project, the Lobby was one of the most questioned areas of the CBOC prototype design. Typically, a lobby is defined by a vestibule/entry way and a small waiting space. The design of the prototypes presented an opportunity to redefine what a lobby is and what benefits there are to the Veterans by doing so. The traditional lobby became redefined as the Lobby/Commons Area to foster the idea of 'active waiting', bringing value added services and interactions to veterans.

It was discovered the Lobby/Commons Area was more than just an entry way, or a transition space adjacent to the vestibule. Instead, in a CBOC setting, it is a place for Veterans to feel a sense of community and give them opportunities for socialization. In some areas, Veterans go to CBOCs to seek shelter, or for company of others. In all prototypes, the Lobby/Commons are very similar to give the Veteran a sense

of familiarity and offer VA branding opportunities.

The following spaces define the functions that occur in the Lobby/Commons Area:

- Canteen
- Outdoor waiting
- Healing Garden
- Family Waiting
- Patient Kiosks
- Patient Education
- Waiting Areas
- Wheelchair Alcove
- Vestibule



Figure 2.28
 One-PACT CBOC -
 Typical Lobby/Commons

Waiting Areas

The waiting areas make up a large part of the Lobby/ Commons. The table below explains how the quantity of seating was derived. Each CBOC type requires different quantities of seating.

Evidence-Based Design

A mix of seating is advisable, using comfortable and not airport style layouts as much as possible. Some wider seats or loveseats in clear seating zones with efficient circulation; some bariatric friendly seating without being stigmatizing; clear sight lines for staff.

Other considerations include:

- Loose seating
- Different types of seating furniture
- Maximize opportunities for daylight use
-

Criteria allows for 25sf per person for a typical waiting chair. Different types of seating arrangements are proposed in the Lobby/Commons area. Refer to the following pages for images of furniture and seating.

VA CBOC WAITING AREA SEAT COUNTS									
	Program Area	Square Footage	Total SF	Standard Seats	Accessible Seats	Bariatric Seats	Child Seats	Total Seating	Commons Total Seating
One PACT CBOC	PACT Waiting	360	570	16	4	4	0	24	30
	Family Waiting	60		0	0	0	4	4	
	Canteen/Vending Area	150		2	0	0	0	2	
	Dilation	60	(+60 optional)	3	0	1	0	4	
Two PACT CBOC	PACT Waiting	360	1680	16	4	4	0	24	86
	PACT Waiting	360		16	4	4	0	24	
	Family Waiting	60		0	0	0	4	4	
	Family Waiting	60		0	0	0	4	4	
	Audiology Waiting	200		8	2	2	0	12	
	Canteen/ Vending Area	250		2	1	1	0	2	
	Radiology Waiting	120		6	1	1	0	8	
	Pharmacy Waiting	150		6	1	1	0	8	
	Mental Health	0		0	0	0	0	0	
	Dilation	60	(+60)	3	0	1	0	4 (sub wtg)	
Three PACT CBOC	Prosthetics Waiting	60	(+60)	0	0	0	0	0 (sub wtg)	
	PACT Waiting	360	3105	16	4	4	0	24	170
	PACT Waiting	360		16	4	4	0	24	
	PACT Waiting	360		16	4	4	0	24	
	Family Waiting	60		0	0	0	4	4	
	Family Waiting	60		0	0	0	4	4	
	Family Waiting	60		0	0	0	4	4	
	Audiology Waiting	200		8	2	2	0	12	
	Canteen/Vending Area	650		4	2	2	0	8	
	Dental Waiting	335		14	4	4	0	22	
	Pharmacy Waiting	150		2	1	1	0	4	
	Multispecialty Clinic	270		16	4	4	0	24	
	Radiology Waiting	240		12	2	2	0	16	
	Mental Health	0		0	0	0	0	0	
	Dilation	120	(+60)	6	0	2	0	8 (sub wtg)	
	Prosthetics Waiting	60	(+60)	0	0	0	0	0 (sub wtg)	

Assumptions:

Each PACT Module is to Accommodate 4 Teamlets
 Each Teamlet has 4 Standard, 1 Bariatric and 1 Accesible Chair
 25 SF per Standard Seat
 35 SF per Bariatric Seat
 35 SF per Accesible Seat

Figure 2.29
Waiting Areas Matrix

(b) (5)



Figure 2.30
One-PACT CBOC



Figure 2.31
Waiting Room Furniture



Figure 2.32
Tablet Chair



Figure 2.33
Lobby Seating

Figure 2.34
Lobby Seating

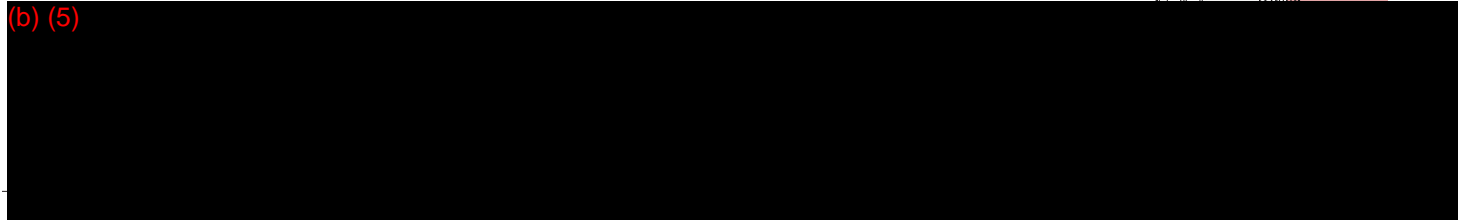
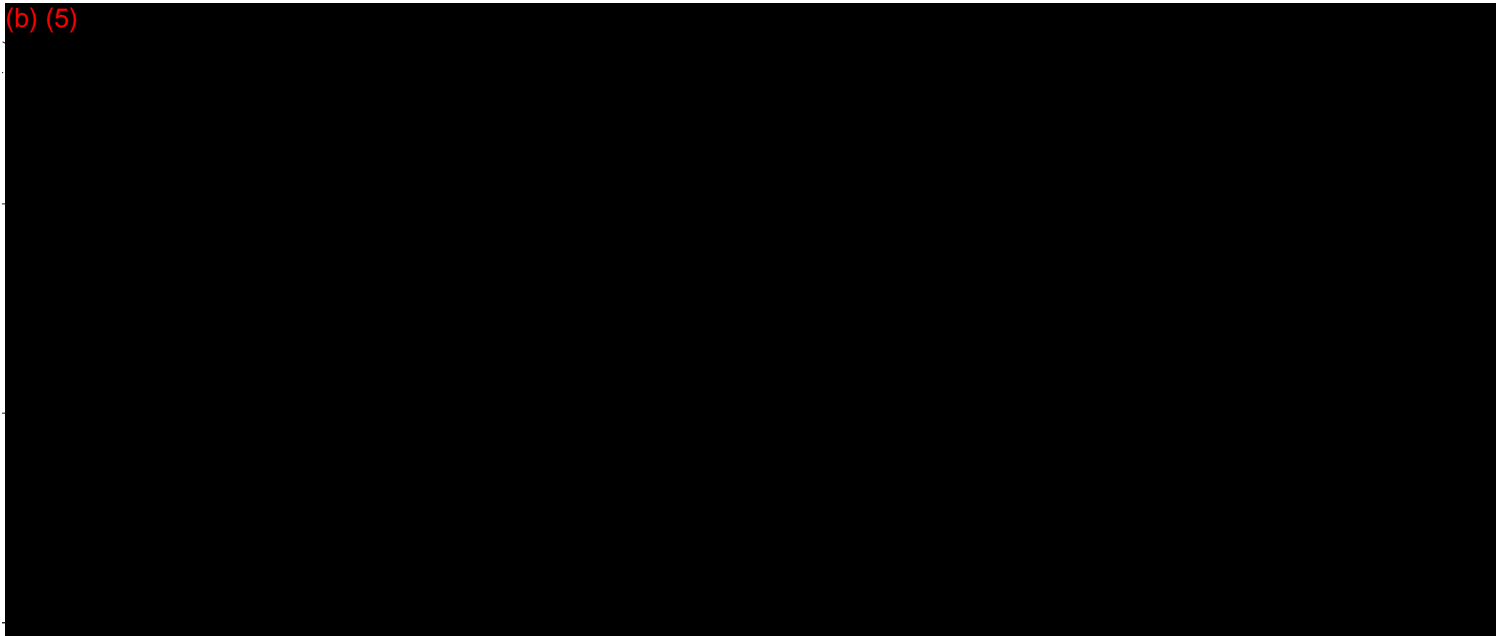


Figure 2.35
Two-PACT Module
Lobby/Commons Layout



Figure 2.36
One-PACT Module
Aerial View of Vestibule/
Entry



Figure 2.37
Two-PACT Module
Aerial View of Reception



Figure 2.38
One-PACT Module
Reception Approach



Figure 2.39
One-PACT CBOC
Aerial View of Reception

Reception

This centralized node of the Reception is immediately adjacent, but not too close to the clinic waiting areas. This distance provides patients visual and auditory privacy while talking to staff at the desk by adding privacy panels at each check-in location. Each check-in counter is approximately 5'-0" to provide space for the patient and an accompanying family member if needed.



Figure 2.40
Patient Kiosks
Ambulatory Care Clinic
Tripler Army Medical Center

Patient Kiosks

Patient kiosks are located offset of the reception immediately after entering the clinic. Patients are encouraged to use this check-in system. Some patients may prefer to use the Reception and speak to a person instead. In either case, the clerks at the Reception desk are close by to help the patient should they encounter any difficulties.

Family Waiting

In all CBOC Prototypes, the Family Waiting Area is located adjacent to the vestibule immediately after entering the clinic. This area has a privacy screen to separate this space from the main waiting areas. The screen also serves as an additional layer of privacy for women nursing. The proposed furniture is kid-friendly and the space also has a television.



Figure 2.41
Family Waiting



Figure 2.42
Aerial View of Family
Waiting Area

Patient Education

Patient education alcoves are provided within the Lobby/ Commons area. The proposed space has tablet chair seating as well as a counter workstation for Veterans to use. The space has a bookcase that can be supplied with the latest Patient Education materials such as Disease Management, Support Groups, etc.

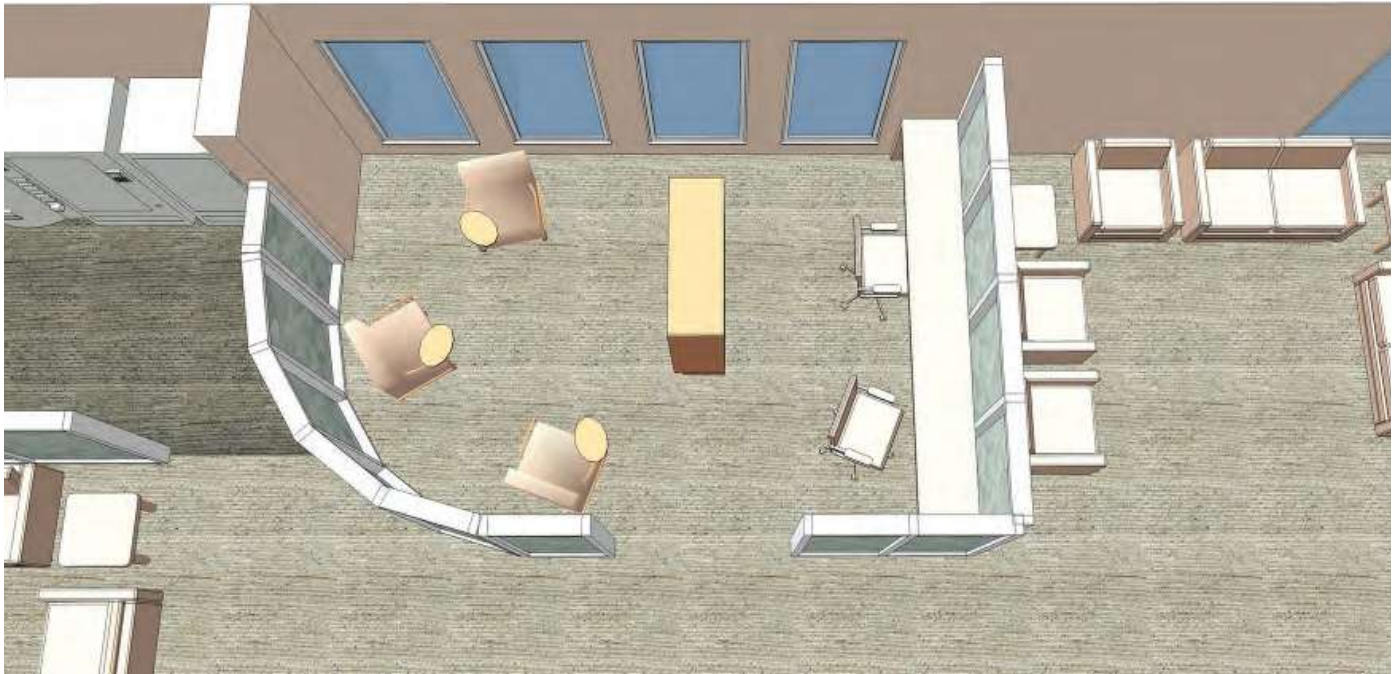


Figure 2.43
Aerial View of Patient
Education

Canteen + Outdoor Seating

The Canteen is located immediately off the vestibule in the Lobby/Commons area. In addition to the canteen shop, there is ample seating and bar top style seating along the glassy edge of the building. Doors off the canteen lead patients and visitors to the outdoor seating area. Vending areas are also located in an alcove adjacent to the canteen.



Figure 2.44
View looking into Canteen



Figure 2.45
View of Outdoor Seating
Patio



Figure 2.46
Exterior Vignette



Figure 2.47
View of Healing Garden

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2.8 Reception Areas

The Reception is centrally located, providing two distinct entrances into the PACT area. Its location provides a clear check-in point for patients entering the facility through the vestibule while affording staff visibility over the activity in the Commons. Kiosks are located in the patients' path from the Entry to Reception, encouraging patient use within visibility of both the Reception desk and Volunteer area, should a patient require assistance.

This centralized node of the Reception is immediately adjacent, but not too close to the clinic waiting areas. This distance provides patients visual and auditory privacy while talking to staff at the desk by adding privacy panels at each check-in location. Each check-in counter is approximately 5'-0" to provide space for the patient and an accompanying family member if needed.

Refer to Figure 2.36 for a rendering of the One-PACT CBOC Reception Area.

In a One-PACT CBOC, three check-in locations are provided with an additional counseling alcove off the corridor for surge hours or patients requesting additional privacy for conversations. A single entry way leads to the large, open Admin Work Room for office equipment and can be secured after hours.

In the Two + Three-PACT CBOC Prototypes the reception component reflects the same adjacencies and flow of the One-PACT CBOC. In this scenario, there are a total of six, 5'-0" check-in counters immediately off the Commons. Two entry ways lead to the Admin Work Room or counseling alcoves located off the two distinct corridors into the PACT area. Similar to the One-PACT Reception, these counseling alcoves also serve to support the reception during surge hours, typically in the mornings or for increased patient privacy.

In the CBOC Prototypes, Reception areas are shared with the PACT Modules with an additional Reception located in the Ancillary Services Diagnostic Module. Depending on clinic preferences, these Reception areas may be combined to serve all Primary Care and Specialty Appointments at one location. The scalable integration of the Reception Area is defined as a Three, Four or Six Person Reception. In all cases, a counseling alcove serves as overflow check-in counters as necessary.

Refer to Figure 2.37 for a rendering of the Two-PACT CBOC Reception Area.

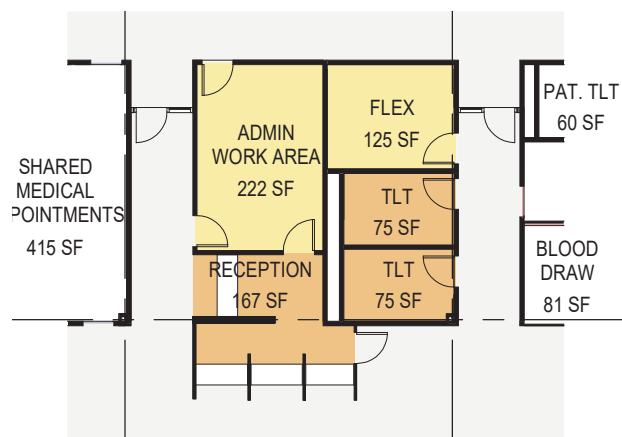


Figure 2.48
Three Person Reception Area

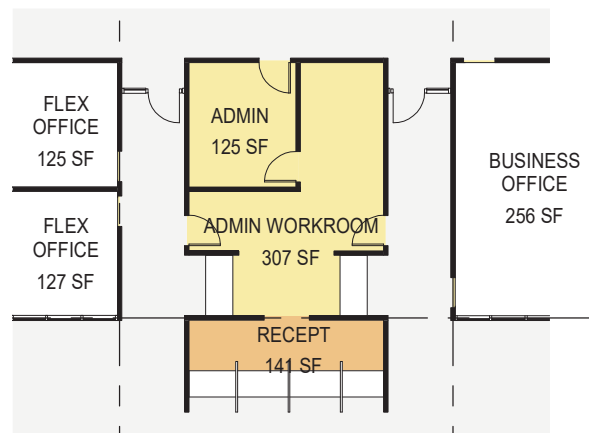


Figure 2.49
Four Person Reception Area

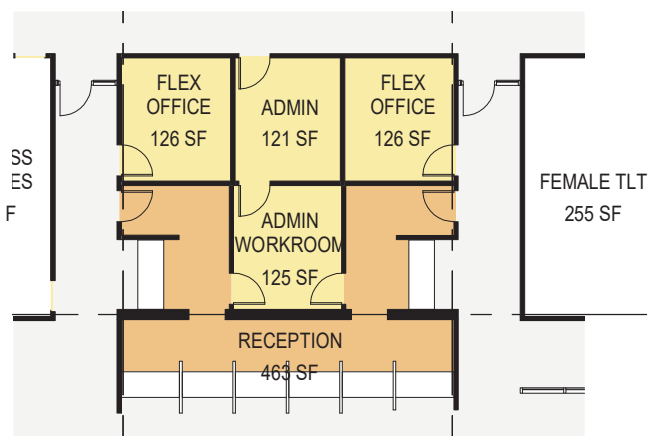


Figure 2.50
Six Person Reception Area

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2.9 PACT + Extended Care Team Work Areas - Overview

PACT + Extended Care Team Work Area

The PACT Work Area has been combined with the Extended Team Work Area to foster the active communication and coordination providing integrative healthcare services, a key element in the PACT model of care. The PACT + Extended Team Work Area is designed to accommodate 4 Teamlets and 4-5 Extended team members. The Program for Design (PFD) allows 60 NSF per staff member for these workstations. The universal grid concept proposed over an ABA pattern for future flexibility was carefully considered to fully integrate the extended care team with the PACT Teamlets to optimize coordinated care. By utilizing the optimum column bay of 31'-10" as described Section 2.3 - Structural Bay Overview, the team work area also accommodates equipment alcoves, medication alcove, crash cart and support space. The support space includes areas for supplies, and printer/fax/copy.

Multiple scenarios were explored regarding the width of the teaming spaces for PACT. The pros and cons were discussed at all the charrettes that ultimately lead to the consensus of maintaining the regular 31'-10" column grid throughout. It was found that the wider column grid allows for more flexibility for providing collaborative spaces as a whole, illustrated on the following pages. The additional width allows for more natural light to carry through from the rear of the teaming area, but also provides more programmed space at the front of the teaming area.

Further, by maintaining the 31'-10" column grid for the team work area and throughout the clinic, it allows for future flexibility as departments change over time. This enables multiple configurations including insertion of other clinical components. It also allows for infilling the bay with universal rooms whether complete or partial as seen in the multi-specialty component. Refer to Figure 4.62. Additional information about the selection of the 31'-10" column grid is included in Section 2.3 - Structural Bay Overview.

In addition to the various furniture configurations of this space, the differentiator between the One-PACT CBOC and the Two-PACT CBOC is how the front bar of the space is utilized. In a One-PACT CBOC, the clinic size/ patient enrollment does not trigger the need for a Pharmacy. Instead, and ADDS Room is included in the Program for Design. The Heights and Weights alcove and a Staff Toilet occupy the remaining footprint of that node. Unlike the One-PACT CBOC, the Two + Three-PACT CBOCs both have dispensing pharmacies included in their Program for

Design. The front bar is reconfigured with a larger Heights and Weights Room, a Flex Office, a crash cart alcove and a medications alcove. Due to the number of supporting staff involvement in primary care visits, the location of exam and procedure rooms immediately accessible off the team work areas is prioritized to minimize the movement of the patient.

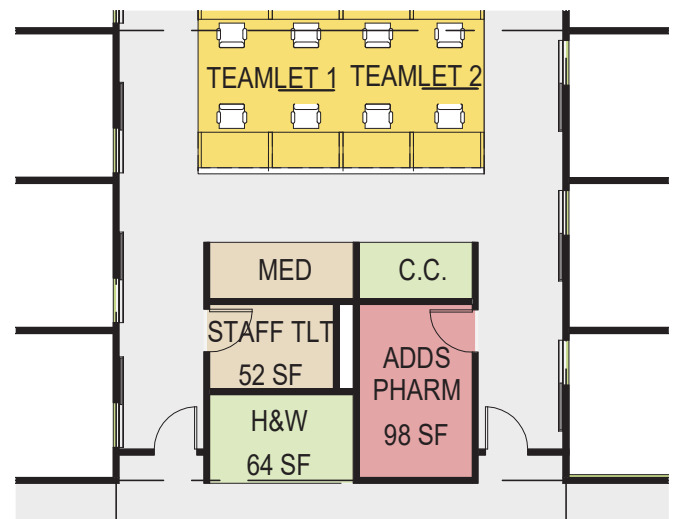


Figure 2.51
Front of Team Work Area for
One-PACT CBOC

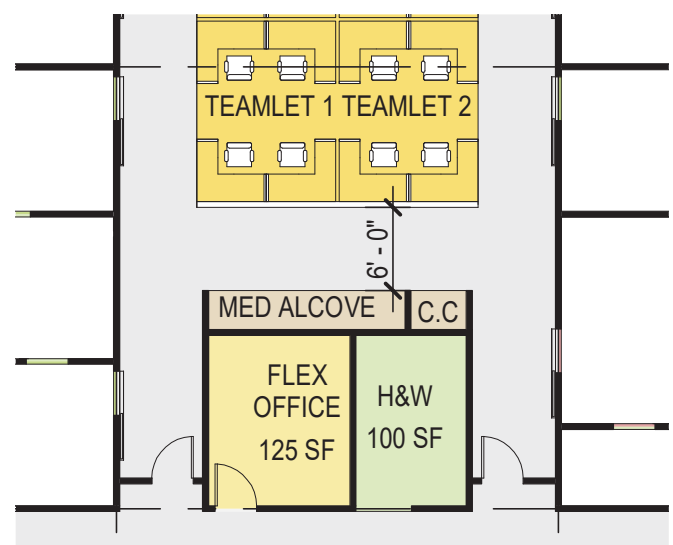
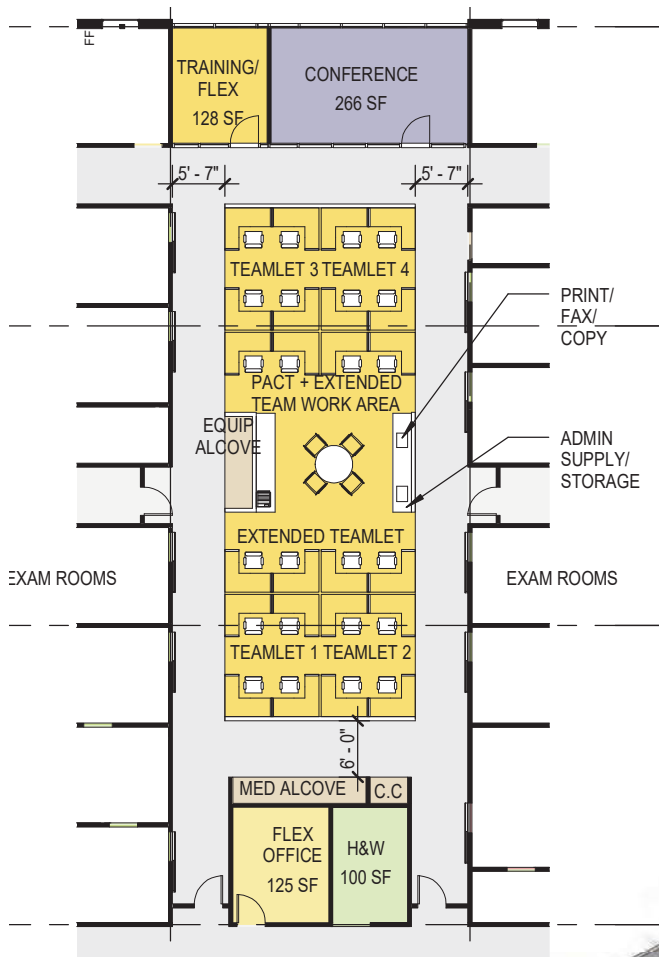


Figure 2.52
Front of Team Work Area for
Two and Three-PACT CBOCs

PACT + Extended Care Team Work Area - Option A



Option A

Accommodates 24 staff

- 4 Teamlets with 4 staff members each
- 5 Extended team members
- 3 Hotelling work stations for visiting providers

898 NSF (37 SF/person)

2,002 GSF (83 SF/person) includes circulation and:

- 179 SF Meeting space with file / supply storage and print capability
- 35 SF Equipment alcove with power strip
- 54 SF Medication and crash cart alcove

Option A includes the required number of work stations, in one combined area. The workstations are arranged in PODs of four, back to back from one another. A shared table as well as administrative supplies are also located in the center of the team work area.

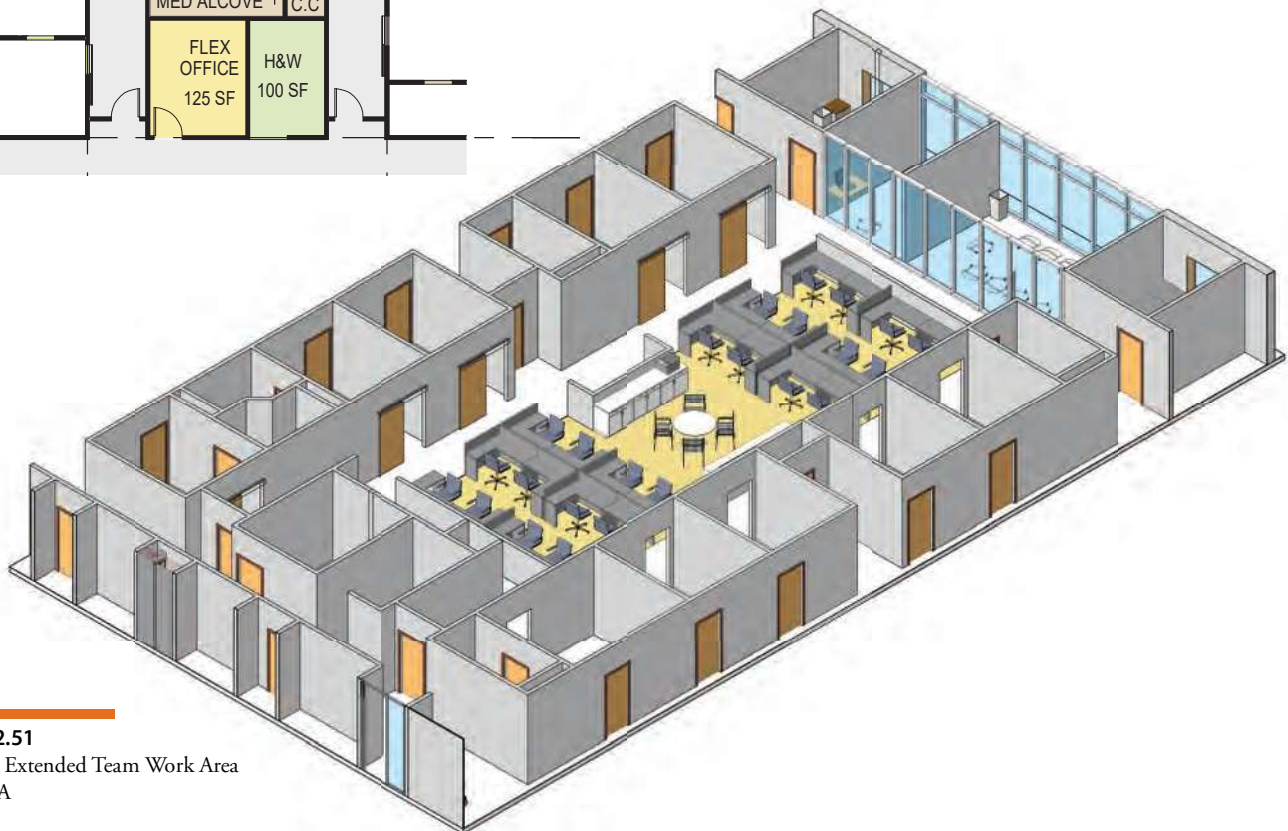
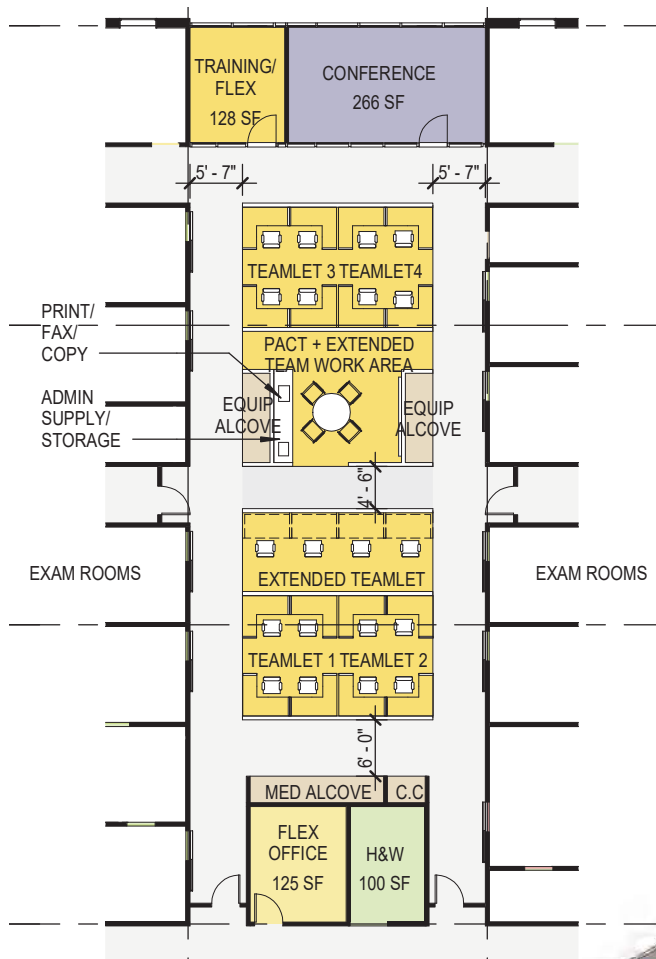


Figure 2.51
PACT + Extended Team Work Area
Option A

PACT + Extended Care Team Work Area – Option B



Option B

Accommodates 20 staff

4 Teamlets with 4 staff members each

4 Extended team members

782 NSF (39 SF/person)

2,002 GSF (100 SF/person) includes circulation and:

140 SF Meeting space with file / supply storage and print capability

69 SF Equipment alcove with power strip

54 SF Medication and crash cart alcove

Option includes the required number of work stations, but includes a bisecting circulation path to align with the connecting corridor to other PACT areas.

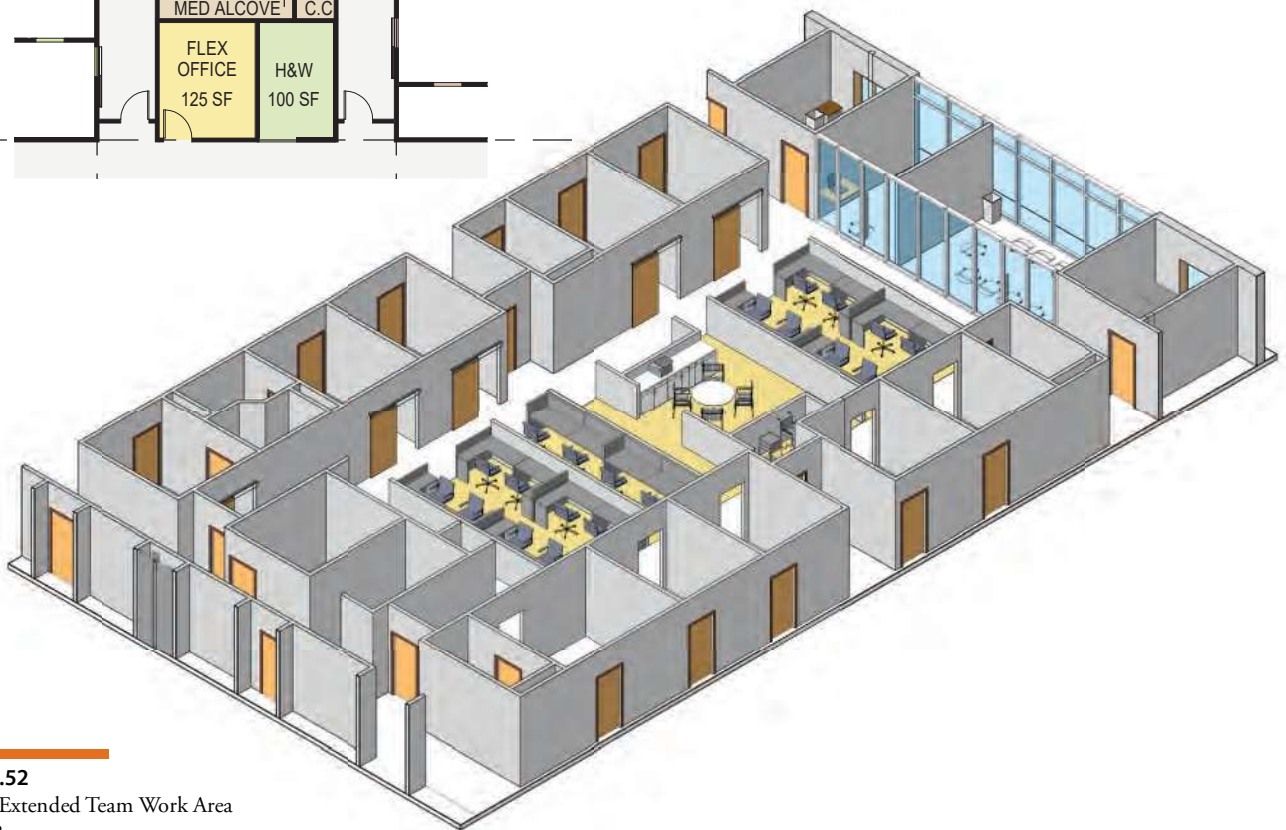
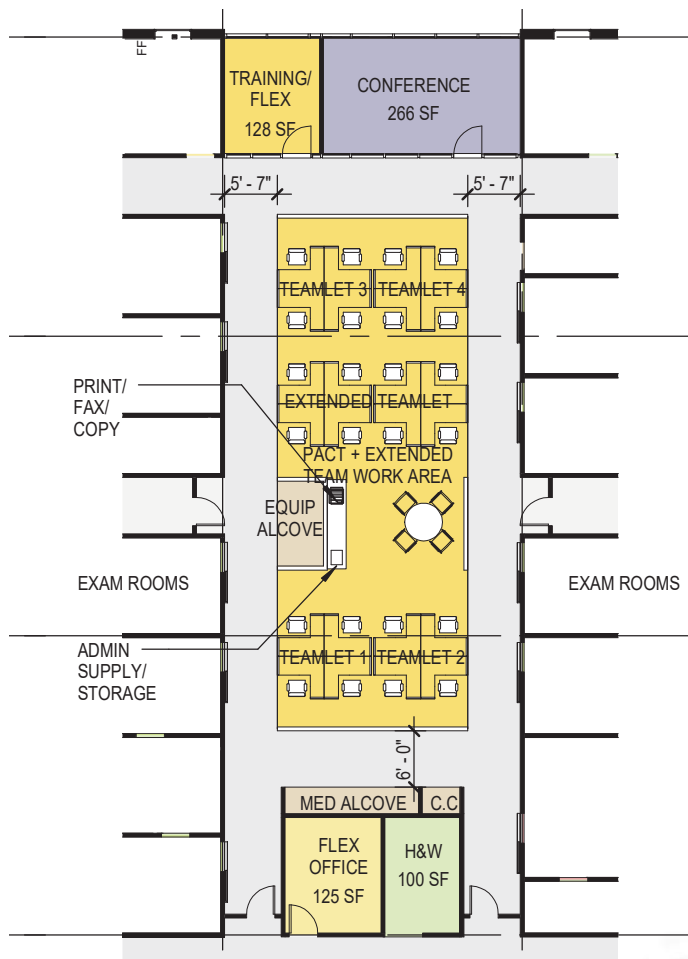


Figure 2.52

PACT + Extended Team Work Area
Option B

PACT + Extended Care Team Work Area - Option C



Option C

Accommodates 24 staff

- 4 Teamlets with 4 staff members each
- 5 Extended team members
- 3 Hotelling work stations for visiting providers

913 NSF (38 SF/person)

2,002 GSF (83 SF/person) includes circulation and:

- 147 SF Meeting space with file / supply storage and print capability
- 53 SF Equipment alcove with power strip
- 54 SF Medication and crash cart alcove

Option offers the same number of work stations as Option A. However, the work stations are grouped in a different configuration to allow for different Teamlet collaboration.

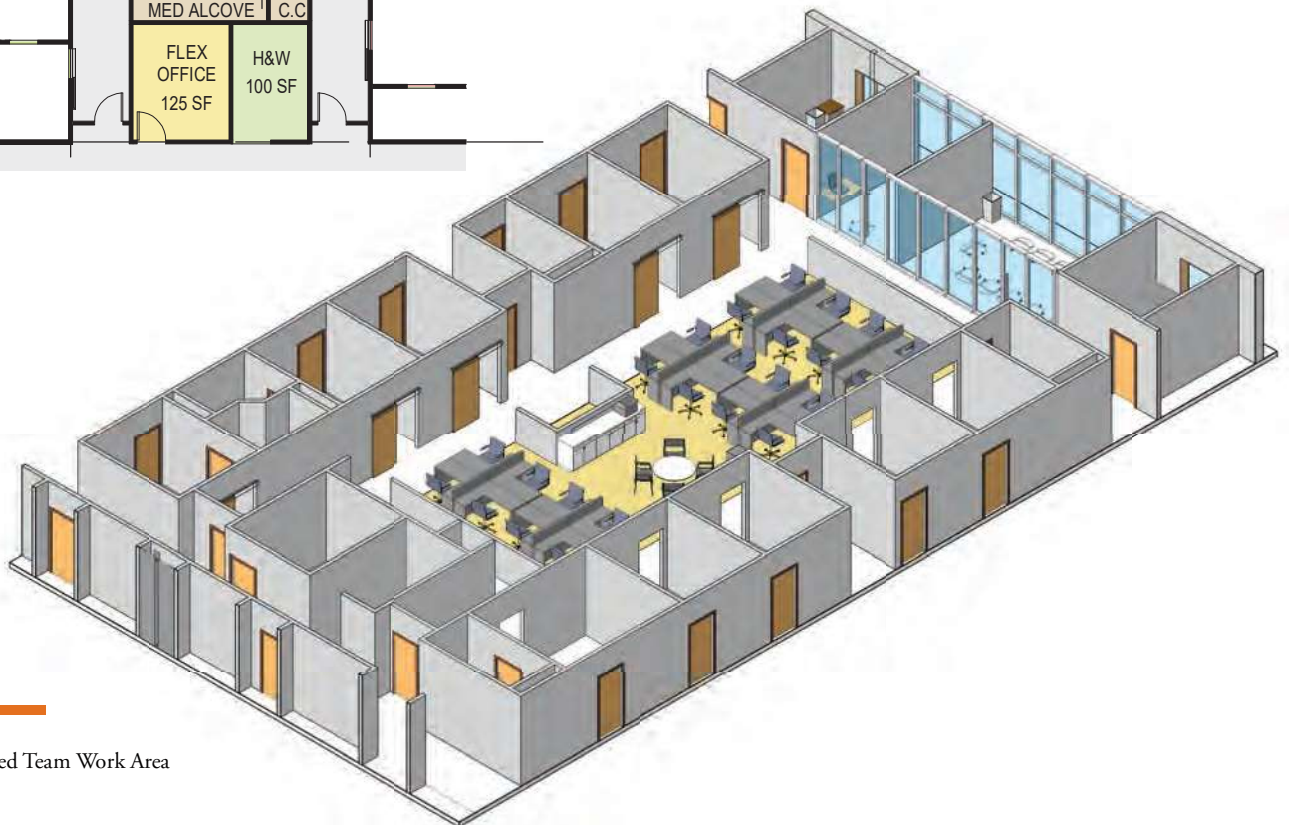
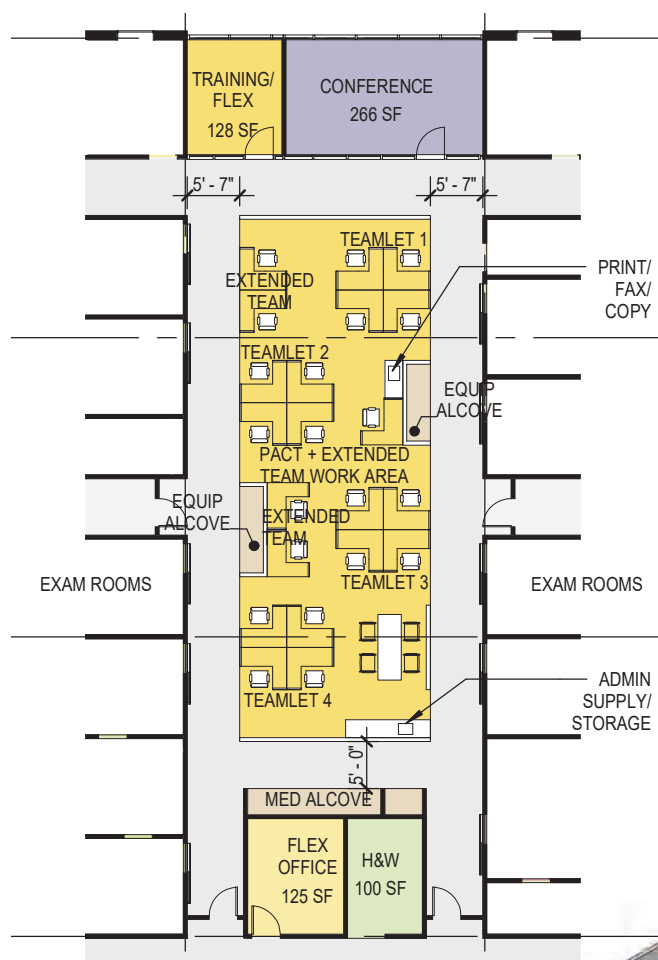


Figure 2.53
PACT + Extended Team Work Area
Option C

PACT + Extended Care Team Work Area – Option D



Option D

Accommodates 21 staff

4 Teamlets with 4 staff members each

5 Extended team members

947 NSF (45 SF/person)

2,002 GSF (95 SF/person) includes circulation and:

134 SF Meeting space with file / supply storage
and print capability

55 SF Equipment alcoves with power strip

54 SF Medication and crash cart alcove

Option D includes the required number of work stations, in one combined area. The workstations are arranged in PODs similar to Option C, but are off-set from one another. The Extended Team Work Area workstations are dispersed through the space unlike the groupings in the other options.

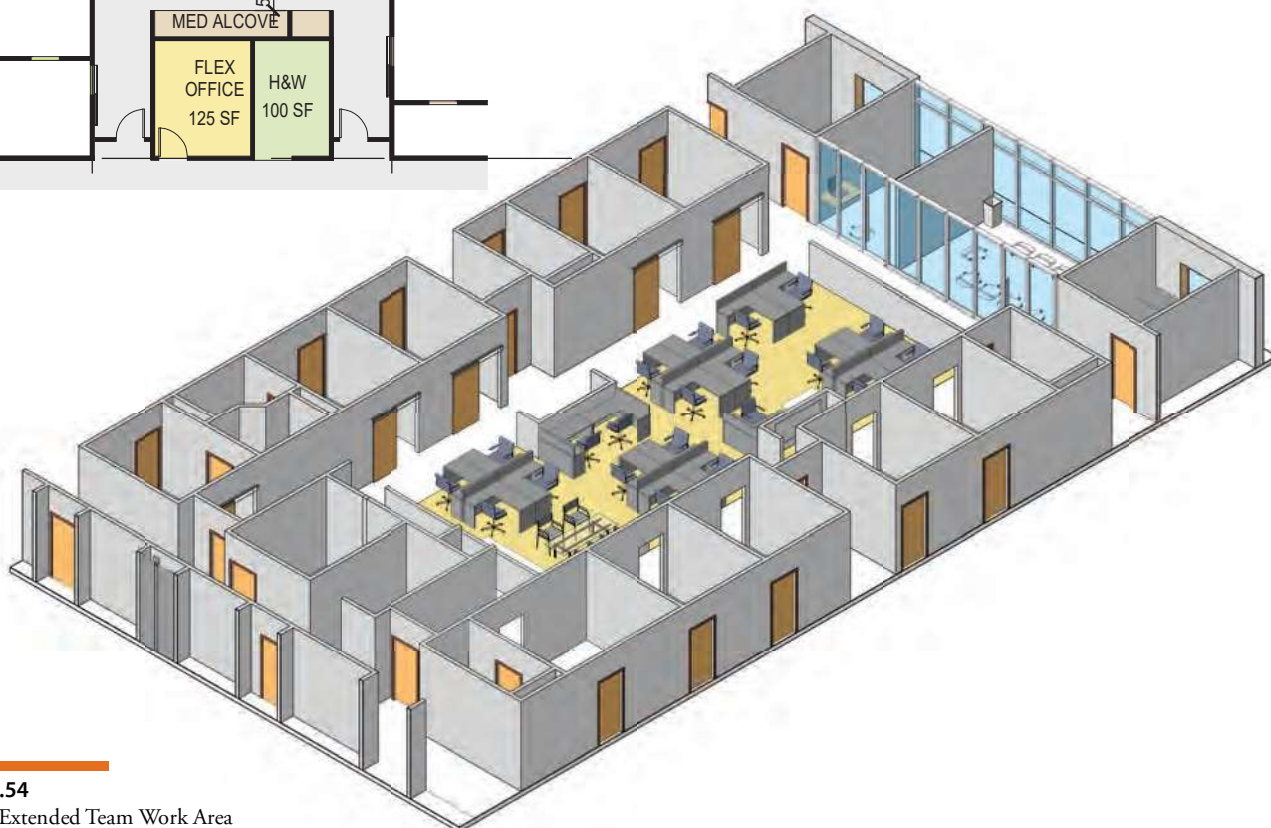


Figure 2.54

PACT + Extended Team Work Area
Option D

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4.0 Planning Components + Modules

Introduction

The Planning Components and Modules creates a “kit of parts” that are flexible and adaptable to work with VA’s many varied care delivery settings, based on the Patient Aligned Care Team (PACT) model of care. The “kits of parts” are building blocks that allow for future flexibility and the ability to achieve the designed clinical layout in new construction, renovation or leased space. They also facilitate the addition or alterations to the clinic as it is customized to each facility’s demographic and geographic needs.

Regardless of the clinic size, shape, or desired flow, all spaces are to work within the modules and configured with a standard column grid to allow for flexibility as spaces respond to future needs and growth. To help ensure future clinic flexibility, a majority of the typical rooms are 125 square feet and are designed as “universal rooms”. This means that these spaces will easily transition to an alternate function. Refer to Section 2.3 - Structural Bay Overview for additional information regarding the options explored throughout this study.

The following is a list of spaces that may fit within the criteria for a universal room:

- Exam Room
- Specialty Exam Room
- Consult Room
- Flex Offices
- Mental Health Consult Room
- Clinic Management Office
- Tele-health Room
- Clean Room
- Equipment Room

The Planning Components and Modules have been developed and refined extensively throughout this project in design charrettes with the Project Team, Core Steering Group, VISN leadership and representatives as well as other key stakeholders. The Planning Component and Modules represent the framework from which the kits of parts were created.

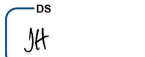
The Planning Component and Modules were designed utilizing the 31’-10” x 31’-10” structural column grid with careful considerations pertaining to patient flow, safety and overall efficiency while optimizing the net square footage to the departmental gross square footage. This was achieved by eliminating redundant patient/staff corridors, consolidating services where appropriate for better utilization and ensuring optimal departmental adjacencies.

The Planning Module configurations were explored in the Block & Stack options as the CBOC building organization and can be seen in the Block + Stack options presented in Section 2.6 Clinical Growth - Block + Stack. Each module is composed of a group of rooms or departments that are frequently utilized and replicated in the CBOCs. These designs are developed utilizing the most recent VA Design Guides, Feasibility Studies and other information relevant to outpatient clinics and the PACT model of care.

Refer to Section 9 - Appendix for a list of references used throughout this study.

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[Lessor]


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4.1 Planning Components – Primary Care

Planning Components

The components utilize the universal room size of 125 SF when ever possible to facilitate future clinic flexibility. Each room in the patient zone has a handwashing sink to re-purpose these spaces for alternate functions. For example, a Mental Health Consult room can become an exam room depending on the workload demands of the clinic by simply changing out the furniture and equipment. The components are developed within the 31'-10" by 31'-10" structural bay to optimize the net square footage to departmental gross square footage.

The Components included in this section are:

- Entrance Vestibule with Police & Wheel Chair Alcove
- Reception with enclave, work area and admin office
- Shared Medical Appointment Room & Group Room
- One, Two and Three-PACT + Extended Team Work Room
- Home Based Primary Care (HBPC)
- Exam, Consult and Women's Health Rooms
- Procedure Rooms

Flex Offices are dispersed throughout all of the Prototype layouts and are not provider-specific. Flex offices are not programmed as part of PACT or ASDM and can be utilized for Service Organizations, such as, Veterans Benefits Administration (VBA), Visiting Providers, Spectacle Shop, Storage, etc. Flex offices are typically located along the front public/front bar, but could be located along on the back bar with support spaces depending on the administrative functions of the clinic.

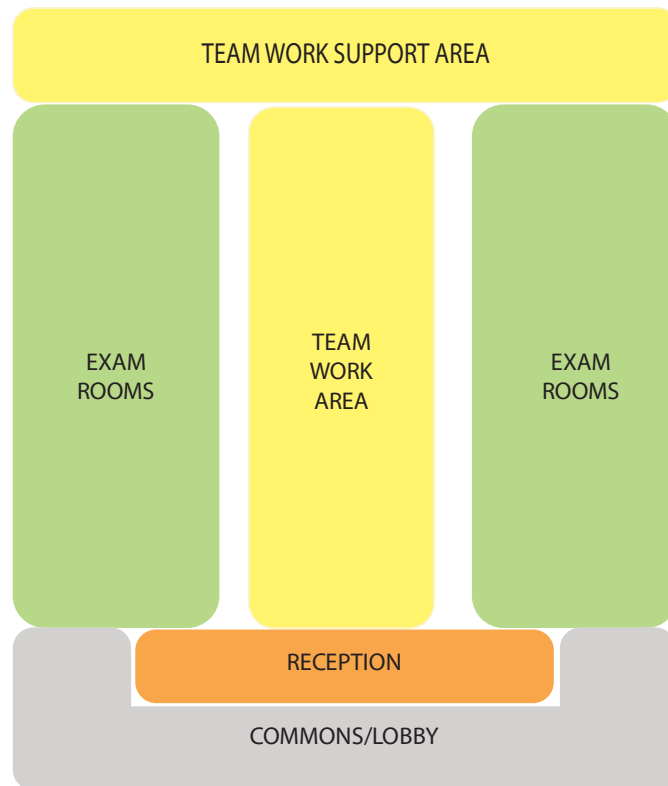


Figure 4.1
Primary Care Module Zones

(b) (5)



(b) (5)



(b) (5)



Figure 4.3
Equipment

Key Spaces - Entry

- Vestibule
- Wheelchair storage

Key Spaces - Police + Security

- Operations Room (Police Office)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

(b) (5)



(b) (5)



(b) (5)



(b) (5)



Primary Care Components

Reception: One-PACT CBOC

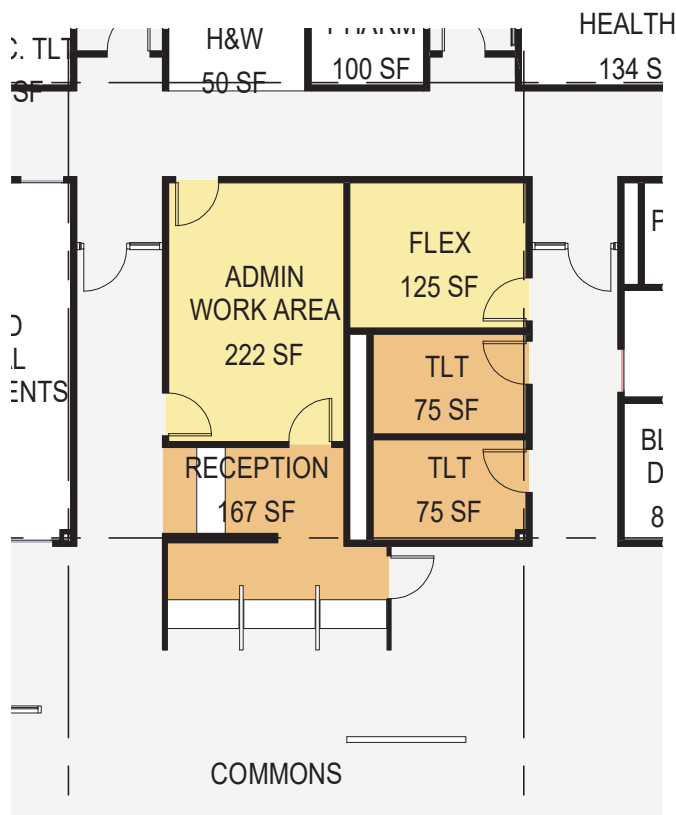


Figure 4.6
Component

Reception - One-PACT CBOC

The Reception is centrally located, providing two distinct entrances into the PACT area. Its location provides a clear check-in point for patients entering the facility through the vestibule while affording staff visibility over the activity in the Commons. Kiosks are located in the patients' path from the Entry to Reception, encouraging patient use within visibility of both the Reception desk and Volunteer area, should a patient require assistance. This centralized node of the Reception is immediately adjacent, but not too close to the clinic waiting areas. This distance provides patients visual and auditory privacy while talking to staff at the desk by adding privacy panels at each check-in location. Each check-in counter is approximately 5'-0" to provide space for the patient and an accompanying family member. In a One-PACT CBOC, three check-in locations are provided with an additional counseling alcove off the corridor for surge hours or patients requesting additional privacy for conversations. A single entry way leads to the large, open Admin Work Room for office equipment and can be secured after hours.

Refer to Section 2.4.4 Reception Areas for additional options.

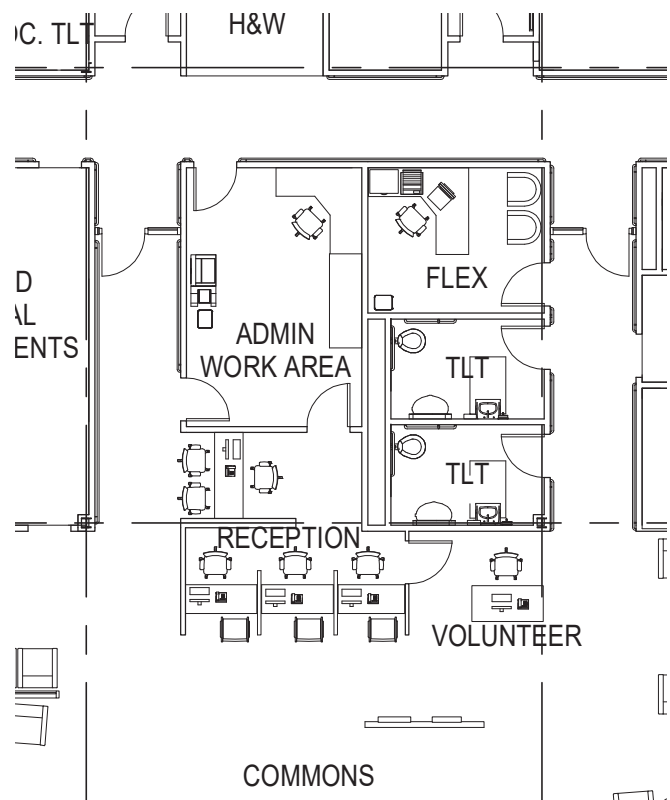


Figure 4.7
Equipment

Key Spaces

- Reception
- Admin Work Area
- Admin Office (HAS)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Reception: Two + Three-PACT CBOCs

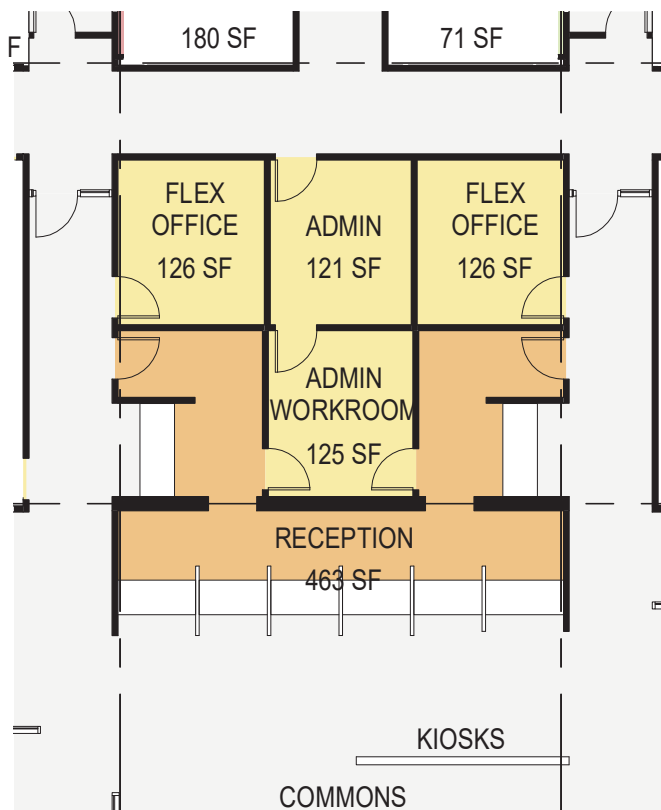


Figure 4.8
Component

Reception - Two + Three-PACT CBOCs

In the Two + Three-PACT CBOC Prototypes the reception component reflects the adjacencies and flow of the One-PACT CBOC. In this scenario, there are a total of six, 5'-0" check-in counters immediately off the Commons. Refer to Section 2.4.4 Reception Areas for additional options. Two entry ways lead to the Admin Work Room or counseling alcoves located off the two distinct corridors into the PACT area. Similar to the One-PACT Reception component, these counseling alcoves also serve to support the reception during surge hours, typically in the mornings or in situations requiring increased patient privacy.

Refer to Section 2.4.3 Lobby / Commons Area for Reception renderings.

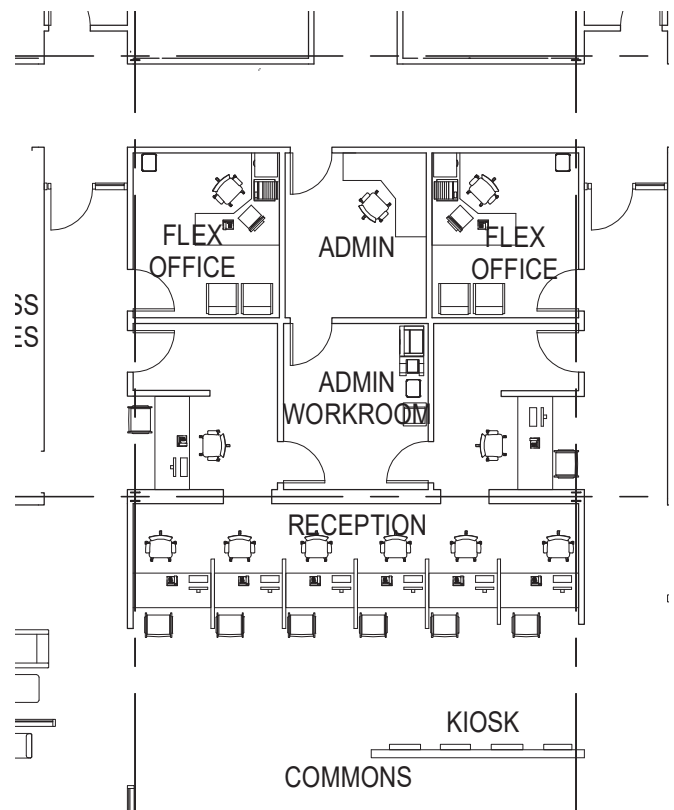


Figure 4.9
Equipment

Key Spaces

- Reception
- Admin Work Area
- Admin Office (HAS)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Home Based Primary Care: Two + Three-PACT CBOCs

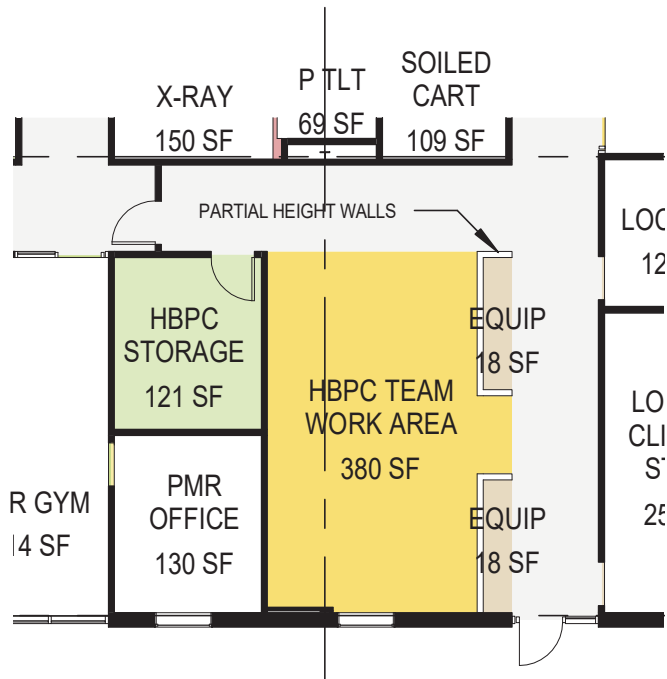


Figure 4.10
Component

Home Based Primary Care (HBPC) - Two + Three-PACT CBOC

The HBPC component for the Two + Three-PACT CBOCs is located in the Ancillary Services Diagnostic Module (ASDM), toward the rear of the module. Due to the nature of the services provided, a team work area is provided versus traditional offices. HBPC providers and staff are not in clinic continuously during normal clinic hours, but rather visiting patients in their homes to provide care. A dedicated storage area is provided adjacent to the HBPC team work area. The team work area is also located along the second staff corridor, directly near the secondary entrance to the clinic to provide convenient exterior access for staff. HBPC can also be integrated and collocated with primary care if desired.

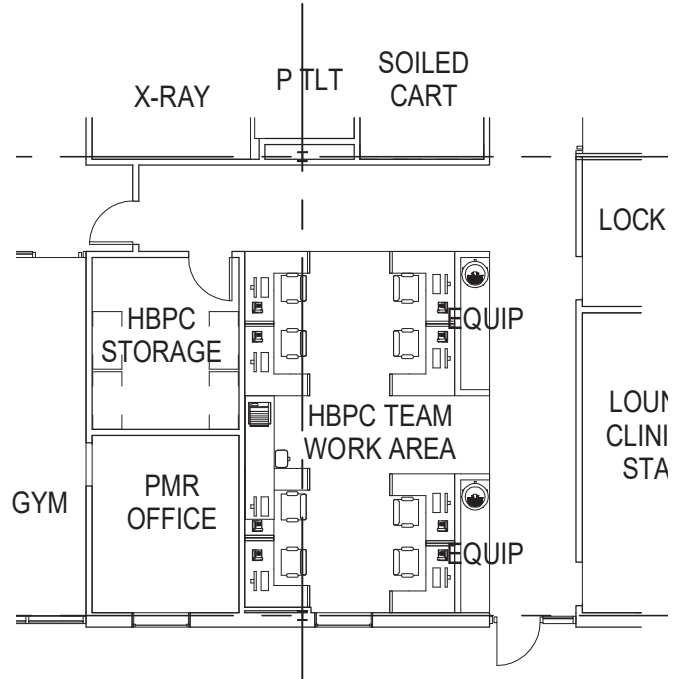


Figure 4.11
Equipment

Key Spaces

- Team Work Area
- Storage

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Business Services: Two + Three-PACT CBOCs

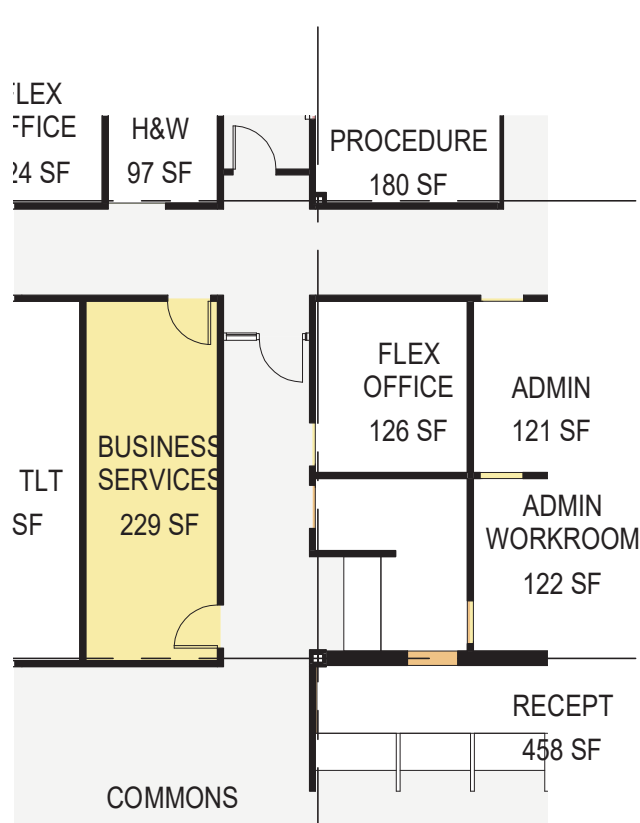


Figure 4.12
Component

Business Services – Two + Three-PACT CBOCs

In the Two + Three-PACT CBOCs, a Business Services component is included to provide services to the patient that are separate from Primary Care reception functions. Although located directly adjacent to the Reception, the Business Services Room is comprised of four workstations with side visitor chairs. The four workstations are dedicated to personnel handling services such as, Release of Information, Eligibility/Enrollment, Means Testing, Questions about billing and Replacement Identification Cards. Co-locating Business Services with Reception decreases the additional workload off the PACT Reception clerks. In a One-PACT CBOC, this component is absorbed within the Reception component as the clinic is smaller. The counseling alcove can also be utilized for Business Services encounters with Veterans in a One-PACT CBOC.

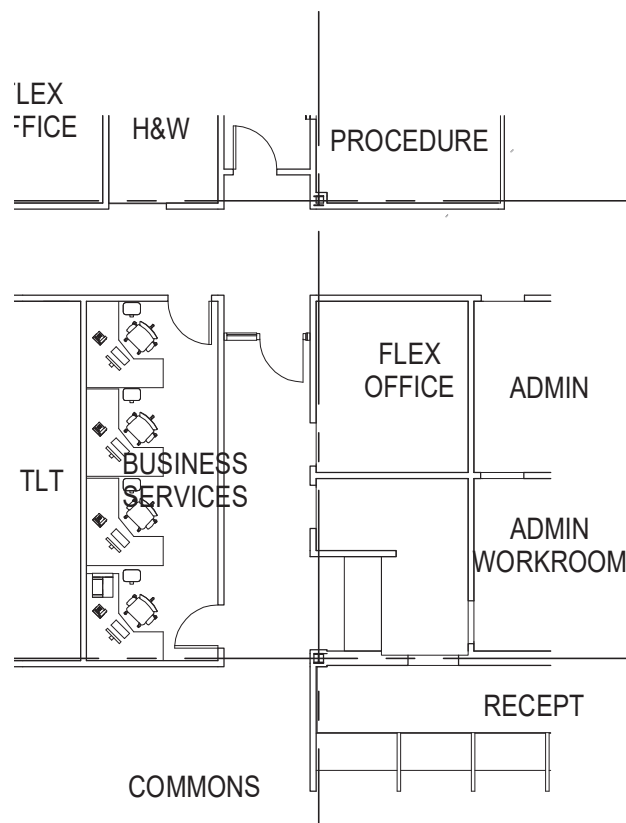


Figure 4.13
Equipment

Key Spaces

- Open Office with Workstations

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

PACT Components

Group Rooms / Shared Medical Appts.: All CBOCs

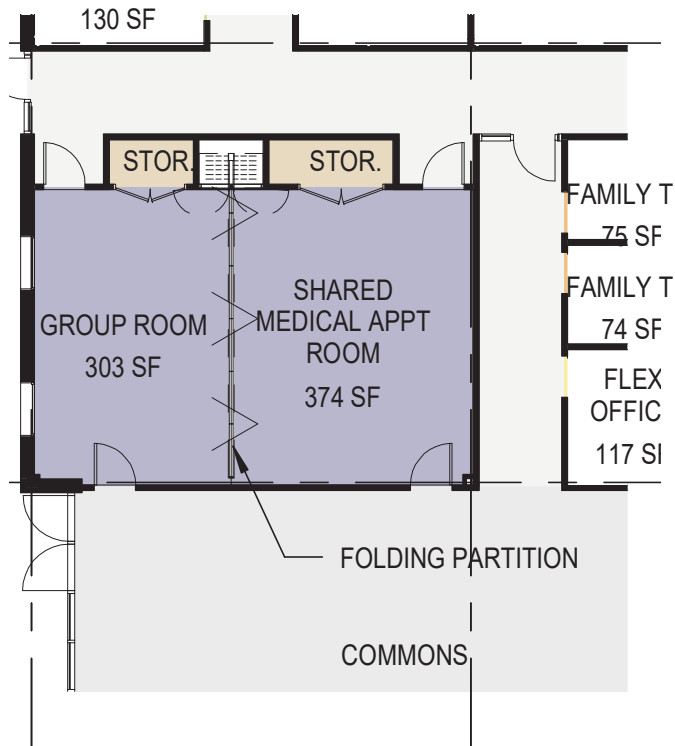


Figure 4.14
Component

Group Rooms - All CBOCs

The Group Room component, consisting of a Group Room and Shared Medical Appointment Room, has access directly from the Commons. This allows patients to attend appointments and group sessions without entering the clinic space proper. Its location lends itself to hosting evening and weekend appointments since it can be accessed from outside of the clinic. The Group Room and Shared Medical Appointment Room can be located adjacent to each other providing the potential for a larger single space through the use of a folding partition. This offers flexibility to host rather larger groups/conferences as needed. Folding partitions will need to meet strict sound attenuation requirements to meet the acoustic privacy necessary for these rooms.

Refer to Section 2.7 Lobby / Commons Area for renderings of the public areas.

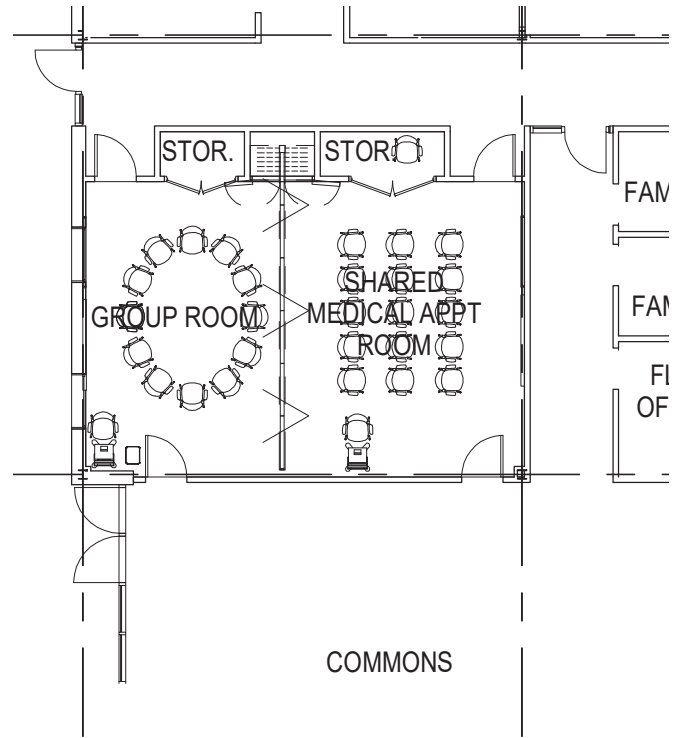


Figure 4.15
Equipment

Key Spaces

- Shared Medical Appointment Room
- Storage, Shared Medical Appointments
- Group Room
- Storage, Group Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

PACT + Extended Care Team Work Area: One-PACT

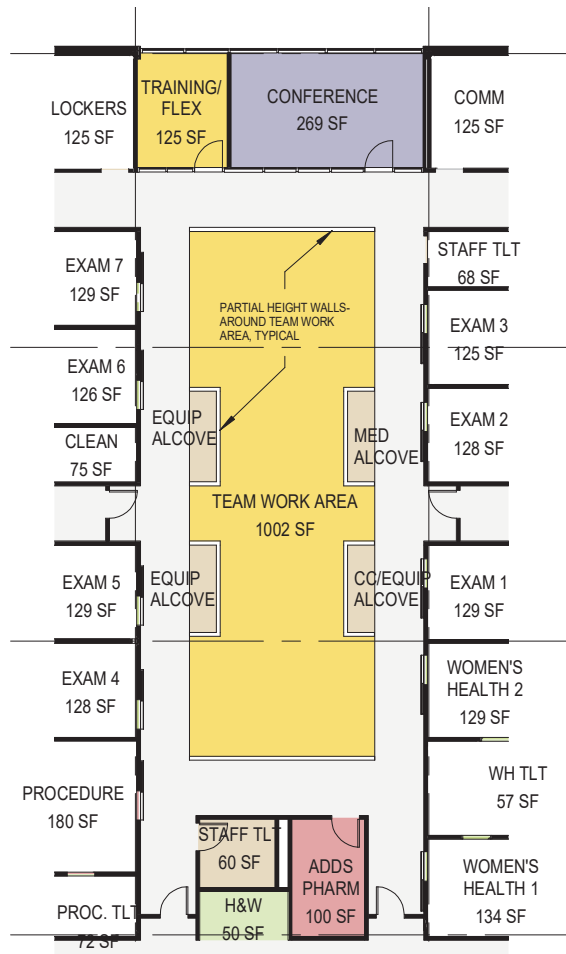


Figure 4.16

Component

PACT + Extended Care Team Work Area - One-PACT CBOC

The PACT Work Area has been combined with the Extended Team Work Area to foster the active communication and coordination important to providing integrative healthcare services, a key element in the PACT model of care. The work area includes four work stations for each of the four PACT Teamlets and a minimum of four additional work stations for the Extended Team members. By utilizing the optimum column bay of 31'-10" as described Section 2.3 - Structural Bay Overview, the team work area will also accommodate equipment alcoves, medication alcove, crash cart and support space. The support space includes areas for supplies, and printer/fax/copy. In a One CBOC Prototype, the front of the team work area consists of a ADDS Room, since a Pharmacy is not included.

Refer to Section 2.9, PACT + Extended Care Team Work Areas for additional options.

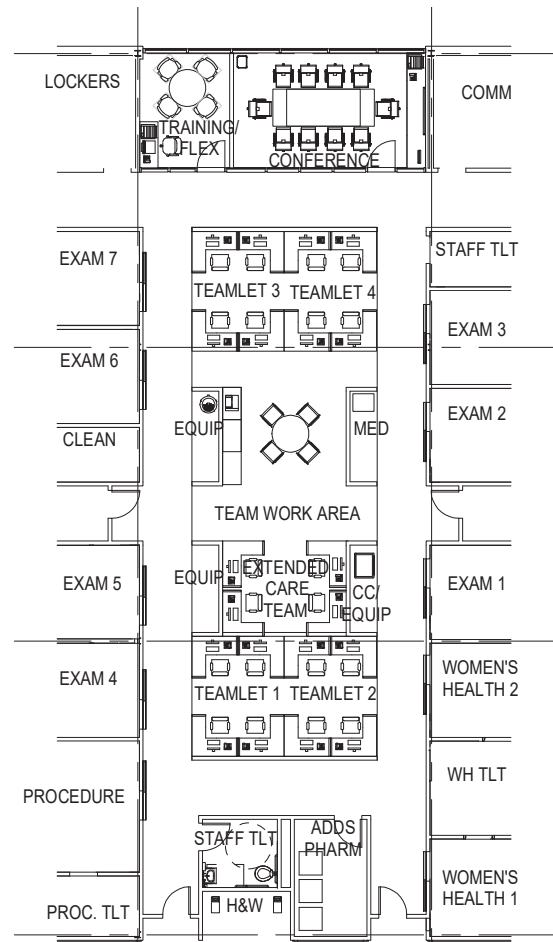


Figure 4.17

Equipment

Key Spaces

- Shared Documentation Area (1 per Teamlet)
- Extended Care Team Area
- Medications Alcove
- Heights + Weights Alcove
- Medical Equipment Alcove
- Conference Room
- Training/Consult Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

PACT + Extended Care Team Work Area: Two + Three-PACT

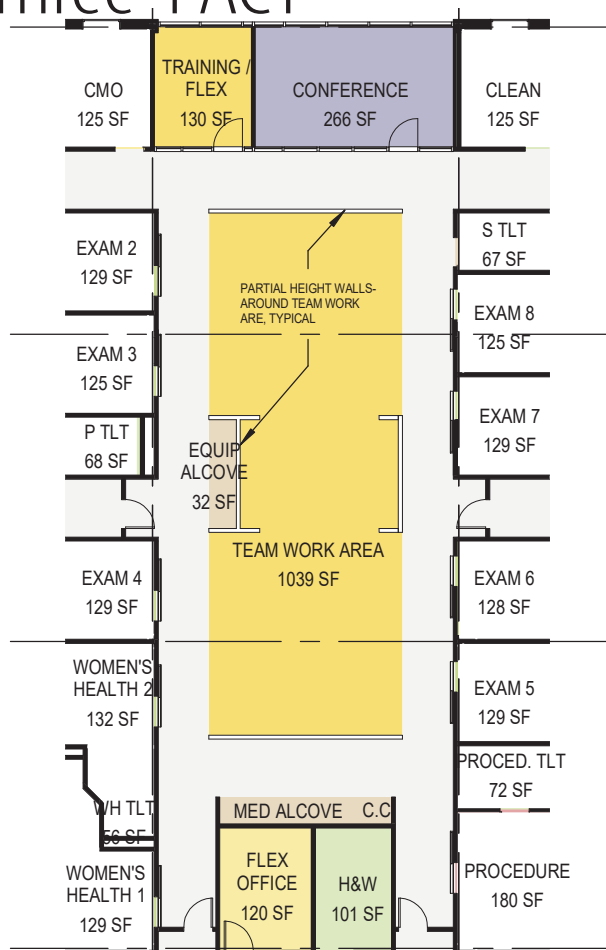


Figure 4.18

Component

PACT+Extended Care Team Work Area - Two + Three-PACT CBOCs

The PACT Work Area has been combined with the Extended Team Work Area to foster the active communication and coordination important in providing integrative healthcare services, a key element in the PACT model of care. The work area includes four work stations for each of the four PACT Teamlets and a minimum of four additional work stations for the Extended Team members. By utilizing the optimum column bay of 31'-10" as described Section 2.3 - Structural Bay Overview, the team work area will also accommodate equipment alcoves, medication alcove, crash cart and support space. The support space includes areas for supplies, and printer/fax/copy. Unlike the One-PACT CBOC, the heights and weights alcove replaces the ADDS room in the Two + Three-PACT CBOCs at the front of the team work area.

Refer to Section 2.9, PACT + Extended Care Team Work Areas for additional options.

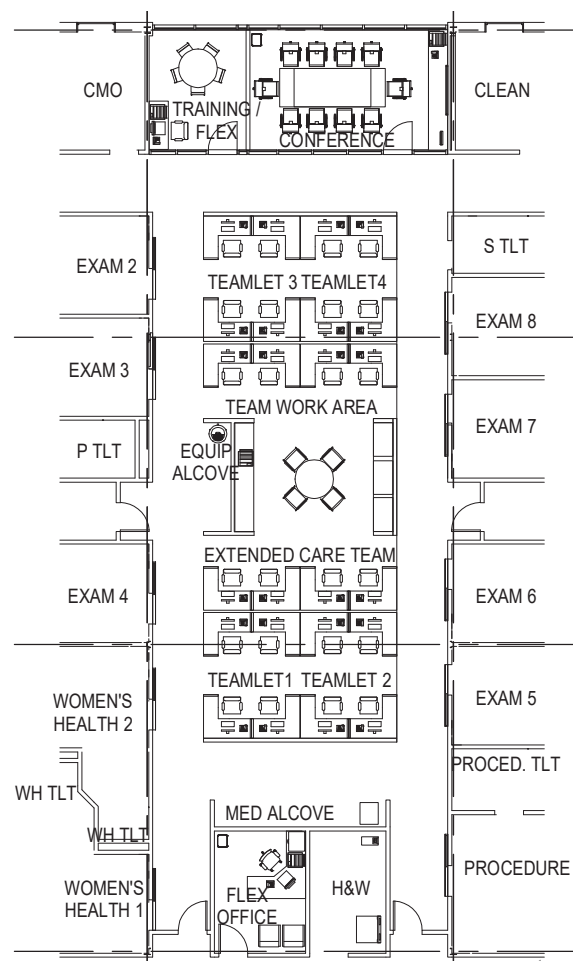


Figure 4.19

Equipment

Key Spaces

- Shared Documentation Area (1 per Teamlet)
- Extended Care Team Area
- Medications Alcove
- Heights + Weights Alcove
- Medical Equipment Alcove
- Conference Room
- Training/Consult Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Procedure: One-PACT CBOC

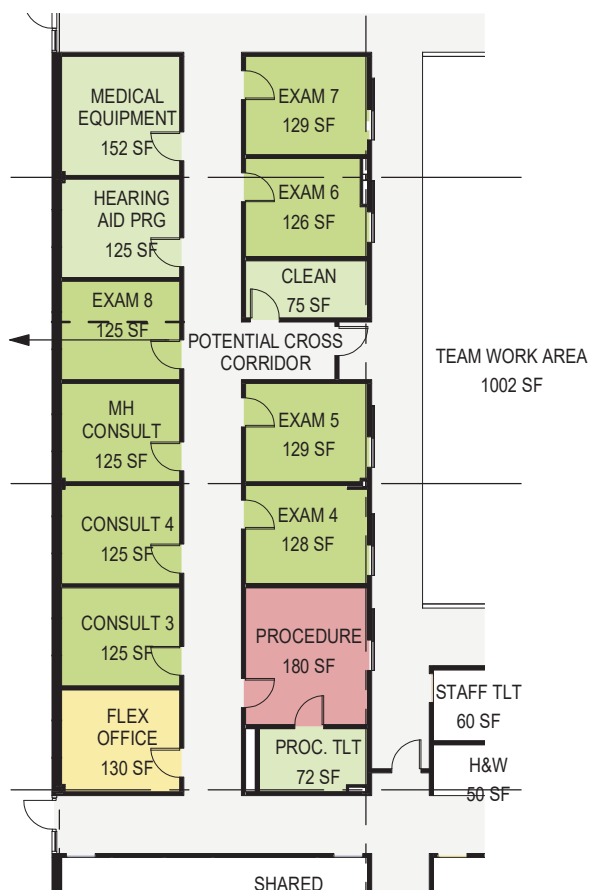


Figure 4.20
Component

Procedure - One-PACT CBOC

In the One-PACT CBOC Prototype, one procedure room is dedicated to the PACT module. The Procedure Room is located in the patient zone of the module. As shown, it is located towards the front of the clinic, however, due to the flexibility of the module, the procedure room can shift anywhere along the corridor based on clinic preferences. The procedure rooms are immediately accessed off the team work areas. Support spaces such as clean rooms and medical equipment storage are located within the vicinity of the room. Per criteria, the procedure room also has a dedicated patient toilet that is only accessed from within the room. A sliding door is provided on the staff work area side of the room minimizing door conflicts within the room. A swing door is used on the patient side to allow for handrails along the entire corridor. The procedure room is multi-functional and can also be used for bariatric patients and women's health appointments as needed.

Refer to Section 6.1.4 for Typical Procedure Room Layouts.

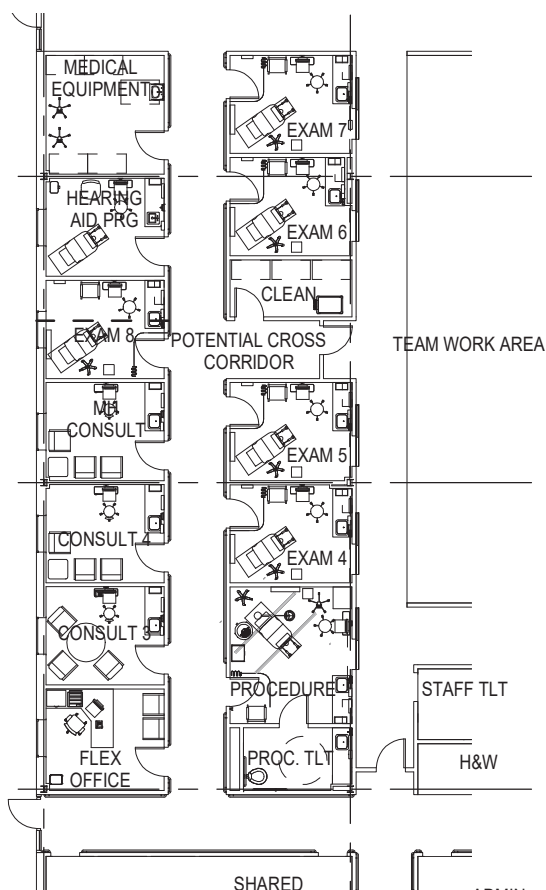


Figure 4.21
Equipment

Key Spaces

- Procedure Room (1 per PACT Module)
- Dedicated Patient Toilet (1 per PACT Module)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Procedure: Two + Three-PACT CBOC

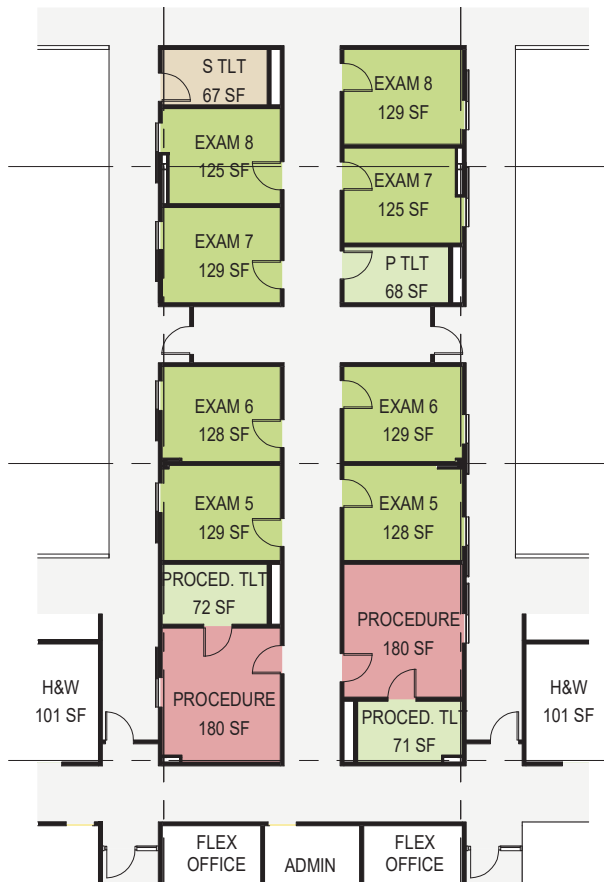


Figure 4.22

Component

Procedure - Two + Three-PACT CBOCs

As in the One-PACT CBOC, one Procedure Room is provided for each PACT module. When designing a Two-PACT CBOC, clustering of the Procedure Rooms as shown is preferred to maximize the sharing of support spaces such as clean rooms and medical equipment storage. Like the One-PACT CBOC, these rooms are located towards the front of the clinic, however, due to the flexibility of the module, the procedure room can shift anywhere along the corridor based on clinic preferences. The procedure rooms are immediately accessed off the team work areas. Per criteria, the procedure room also has a dedicated patient toilet that is only accessed from within the room. A sliding door is provided on the staff work area side of the room minimizing door conflicts within the room. A swing door is used on the patient side to allow for handrails along the entire corridor. The procedure room is multi-functional and can also be used for bariatric patients and women's health appointments as needed.

Refer to Section 6.1.4 for Typical Procedure Room Layouts.

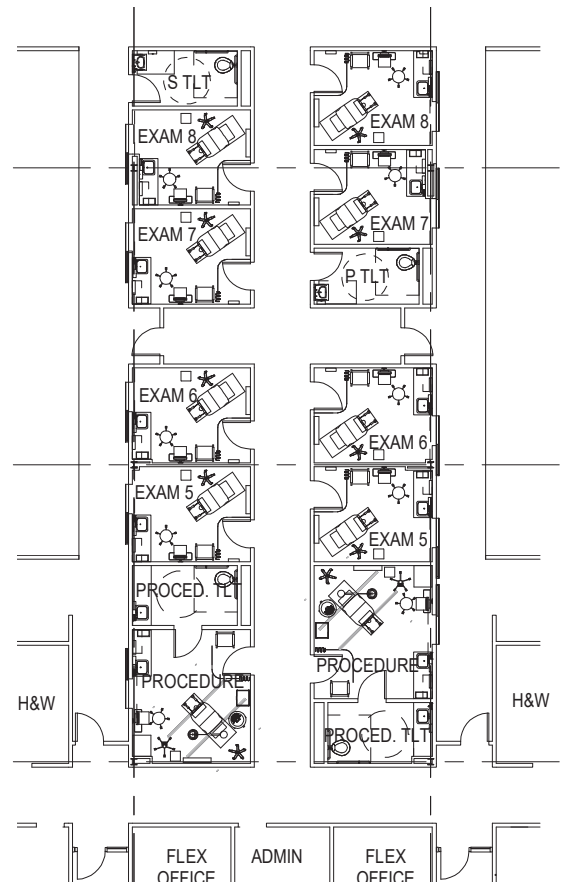


Figure 4.23

Equipment

Key Spaces

- Procedure Room (1 per PACT Module)
- Dedicated Patient Toilet (1 per PACT Module)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Primary Care Components

Exam, Consult and Women's Health: All CBOCs

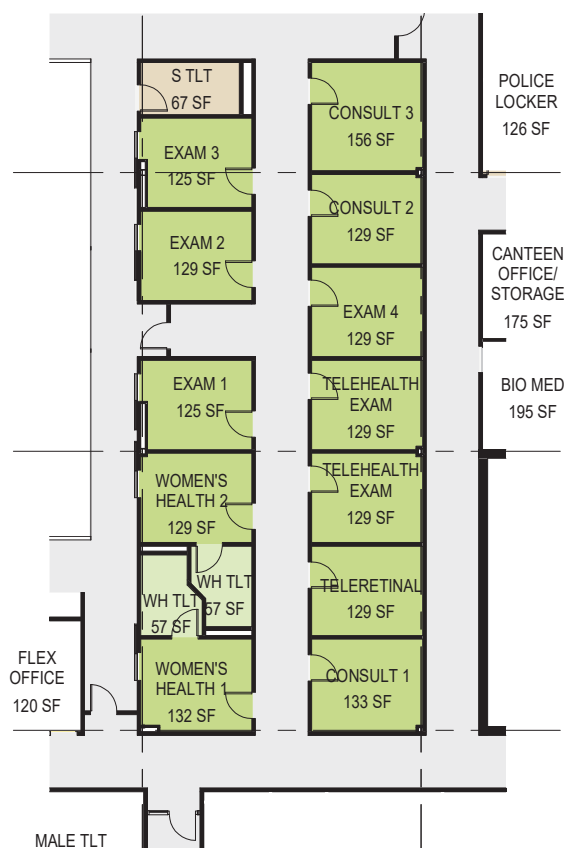


Figure 4.24
Component

Exam + Consult - All CBOC Prototypes

The patient zone of the PACT module is identified for Exam, Consult and Women's Health Rooms. On the patient corridor, the room is entered through a swing door while on team work area side staff enter through a sliding/barn door. Women's health rooms are clustered together towards the front of the clinic. Like the Procedure Room, the Women's Health Room can easily shift any where along the corridor depending on clinic preference. In cases where there is a larger population of female Veterans, multiple Women's Health rooms can be clustered at the front of the patient zone with a dedicated women's entrance for a Small Women's Clinic. Women's Health rooms do not have to be used solely for female patient encounters. Consult rooms and tele-health rooms have a single entry point off the patient corridor. All rooms in this zone are designed to be universal rooms at 125 SF.

Refer to Section 6.1.1 and 6.1.2 for Typical Exam Room and Women's Health Exam Room Layouts.

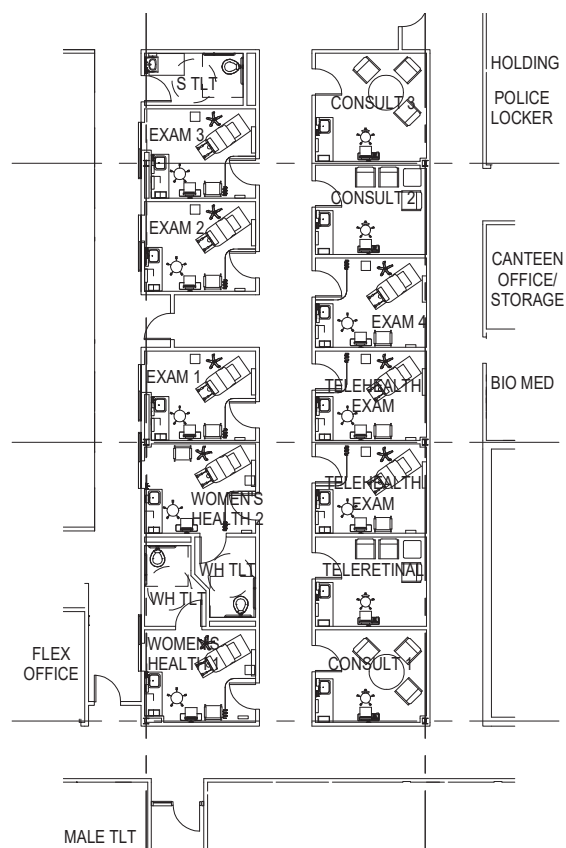


Figure 4.25
Equipment

Key Spaces

- Exam Rooms
- Consult Rooms
- Women's Health Rooms
- Patient Toilets

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

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4.2 Planning Components – Ancillary Services and Diagnostic

The basic kit of parts for the CBOC Prototype stems from Components. The Ancillary Services Diagnostic Components grow between the One, Two and Three-PACT CBOC Prototype Programs for Design. These components can be interchanged; for example, if the Two-PACT CBOC has a more robust Audiology program it can utilize the Three-PACT Audiology component to meet workload demand.

The Components included in this section are:

- Audiology
- Eye Clinic
- General Mental Health
- Pathology + Laboratory
- Pharmacy
- PM + R and Prosthetics
- Radiology
- Dentistry
- Multi-Specialty Care
- Mobile Technology Pad

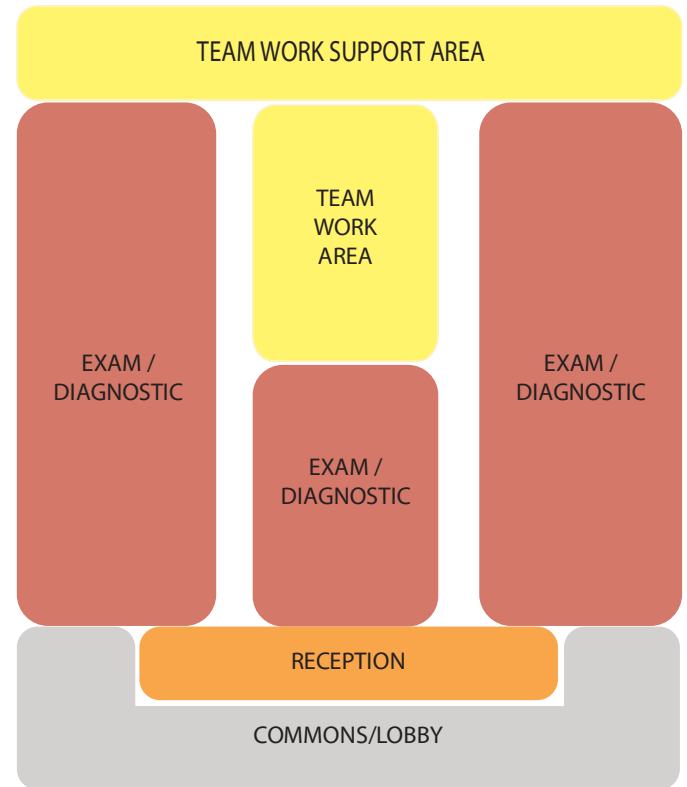


Figure 4.26
Ancillary Services Diagnostic
Module Zones

Ancillary Services Diagnostic Components

Audiology: Two-PACT CBOC

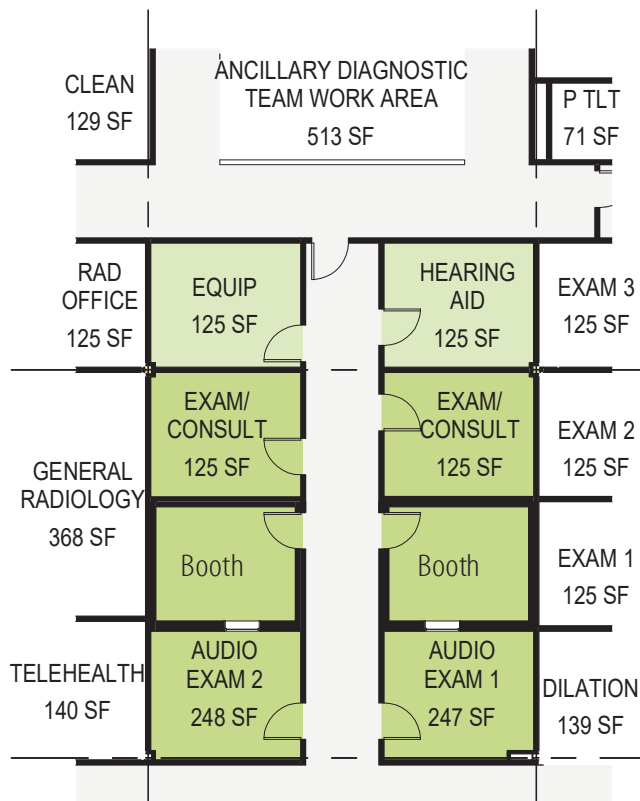


Figure 4.27
Component

Audiology + Speech Pathology - Two-PACT CBOC

The Audiology component is located in the Ancillary Diagnostic Services Module. The component has been placed with sensitivity to noise. Two audiometric suites are included in the Two-PACT CBOC prototype. The program requirements are situated along a double loaded corridor. Shared spaces with other Ancillary Diagnostic Service Components include reception, waiting and patient toilets. A Group Therapy Room is located within the Ancillary Services Diagnostic Module and is shared with adjacent departments.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

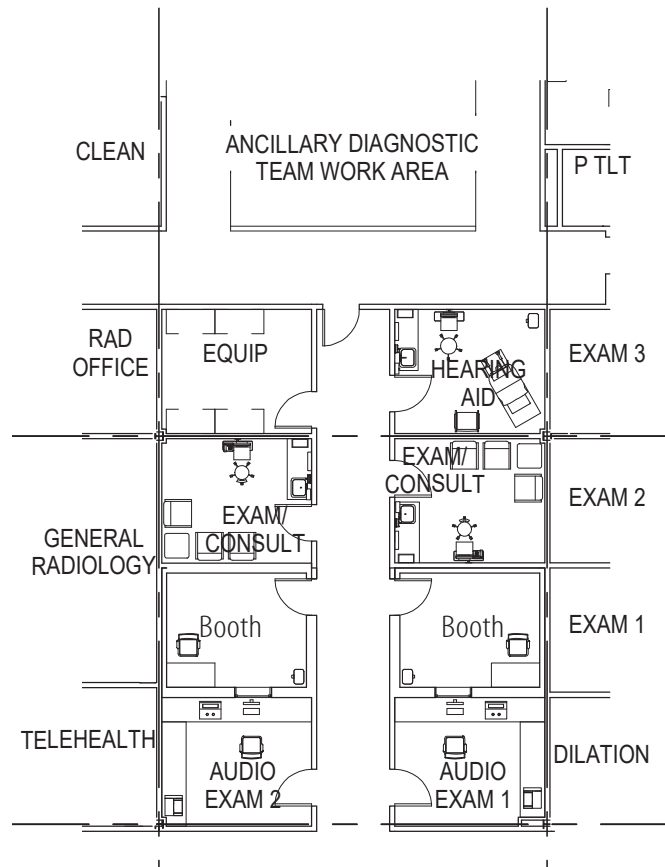


Figure 4.28
Equipment

Key Spaces

- Exam/Consult Room
- Audiometric Exam Suite
- Hearing Aid Programming/Fitting
- Equipment Area
- Shared Spaces:
 - Reception
 - Waiting
 - Patient Toilet
 - Group Therapy Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Audiology: Three-PACT CBOC

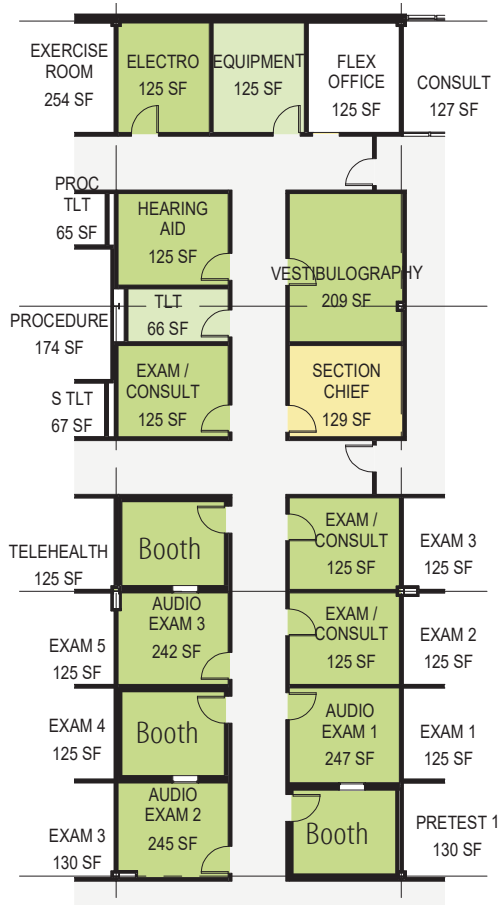


Figure 4.29
Component

Audiology + Speech Pathology - Three-PACT CBOC

In the Three-PACT CBOC Prototype, the Audiology component grows increases by an additional column grid bay in depth. The anticipated workload triggers the need for an additional audiometric suite for a total of three. Like the Two-PACT CBOC component, the program requirements are situated along a double loaded corridor. Shared spaces with other Ancillary Services Diagnostic Components include reception, waiting and patient toilets. A Group Therapy Room is located within the Ancillary Services Diagnostic Module and is shared with adjacent departments.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

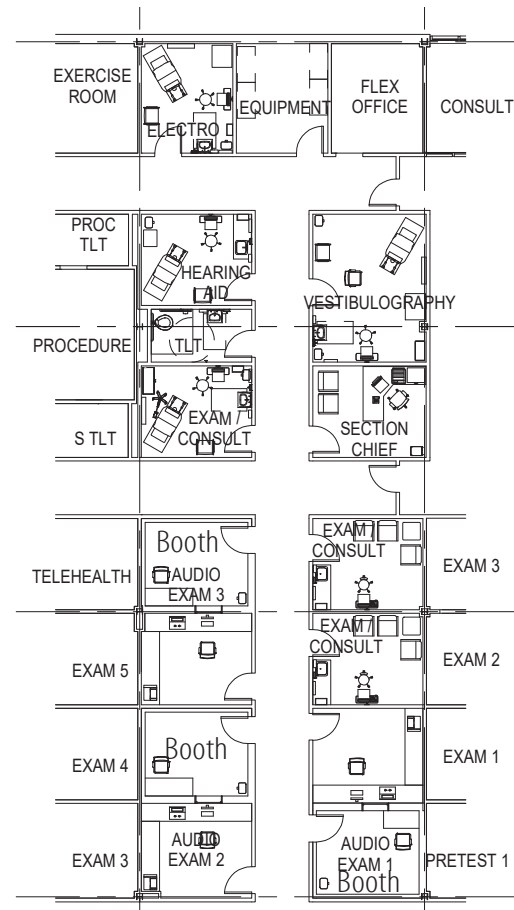


Figure 4.30
Equipment

Key Spaces

- Exam/Consult Room
- Audiometric Exam Suite
- Vestibulography Room
- Hearing Aid Programming/Fitting
- Patient Toilet
- Equipment Area
- Supervisor Office
- Shared Spaces:
 - Reception
 - Waiting
 - Group Therapy Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Eye Clinic: One-PACT CBOC Prototype

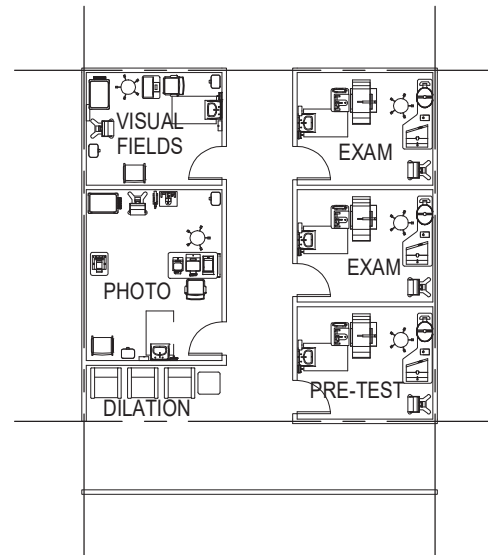
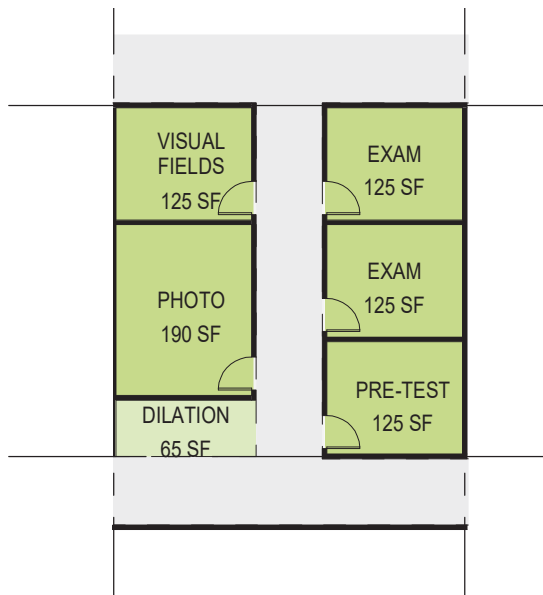


Figure 4.31
Component

Eye Clinic - One-PACT CBOC Prototype

This component can be added to the One-PACT CBOC Prototype, if necessary to meet local programmatic needs should the workload support inclusion of an Eye Clinic. It is sized to fit in a single structural bay of 31'-10" x 31'-10" along a double loaded patient corridor. Rooms are at the universal size of 125 SF to remain flexible within the module for future use.

Figure 4.32
Equipment

Key Spaces

- Exam Treatment Room
- Photography Room
- Pre-Testing Room
- Visual Fields Room
- Waiting Area (Dilation)

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Eye Clinic: Two-PACT CBOC Prototype

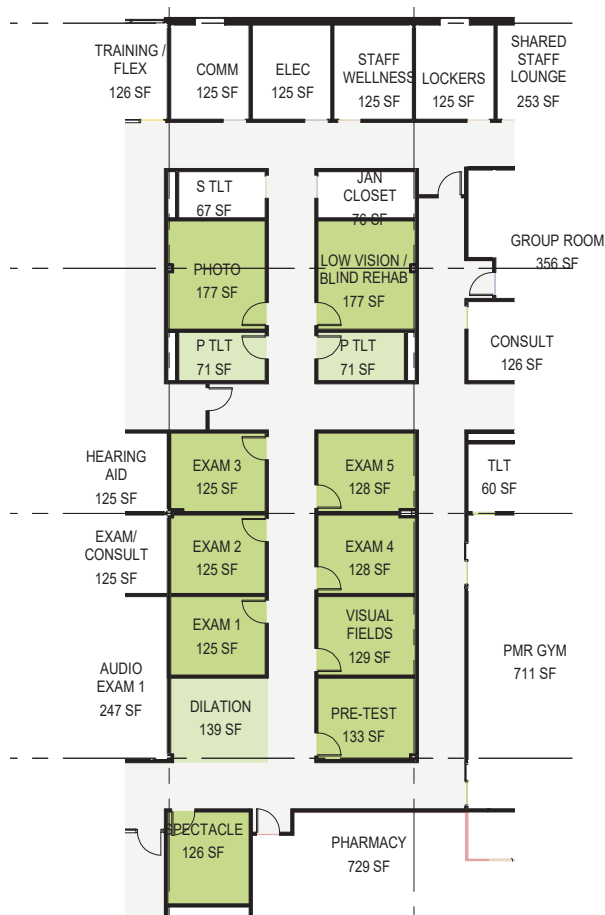


Figure 4.33
Component

Eye Clinic – Two-PACT CBOC Prototype

The program requirements for a Two-PACT CBOC Eye Clinic are located along a double loaded corridor; one structural bay of 31'-10" x 31'-0" wide. Providers would have work stations in a directly adjacent Team Work Area. The Team Work Areas are shared with other providers and staff members within the Ancillary Services Diagnostic Module. Eye exam rooms are sized as universal rooms for maximum flexibility.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

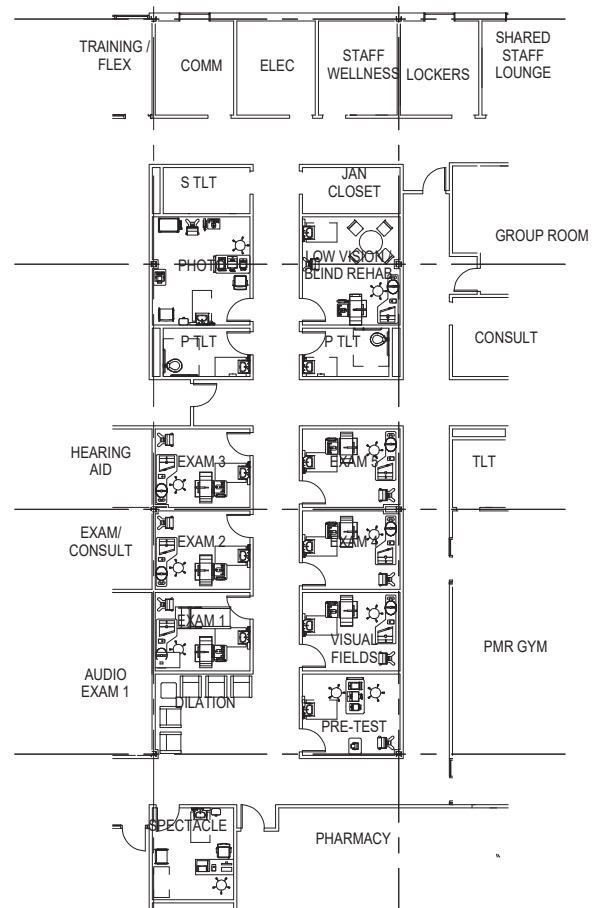


Figure 4.34
Equipment

Key Spaces

- Low Vision/Blind Rehabilitation
- Exam Room
- Spectacle (Fitting and Dispensing Room)
- Photography Room
- Pre-Testing Room
- Visual Fields Room
- Waiting Area (Dilation)
- Shared Spaces:
 - Team Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Eye Clinic: Three-PACT CBOC Prototype

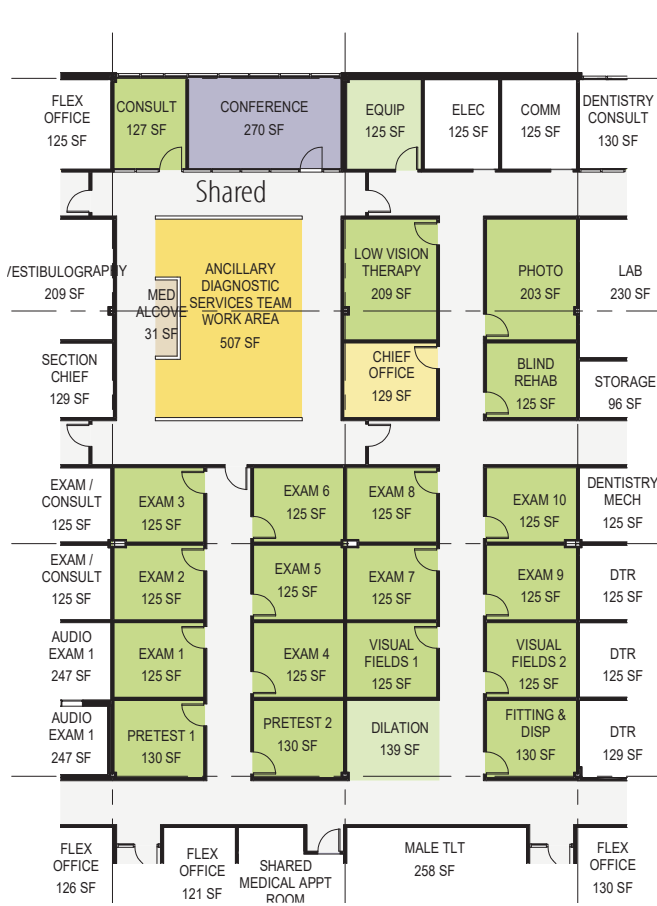


Figure 4.35
Component

Eye Clinic – Three-PACT CBOC

The program requirements for a Three-PACT CBOC Eye Clinic are situated along two double loaded patient corridors. Like the Two-PACT CBOC, providers would have work stations in a directly adjacent Team Work Area. The Team Work Areas are shared with other providers and staff members within the Ancillary Services Diagnostic Module. Eye exam rooms are sized as universal rooms for maximum flexibility.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

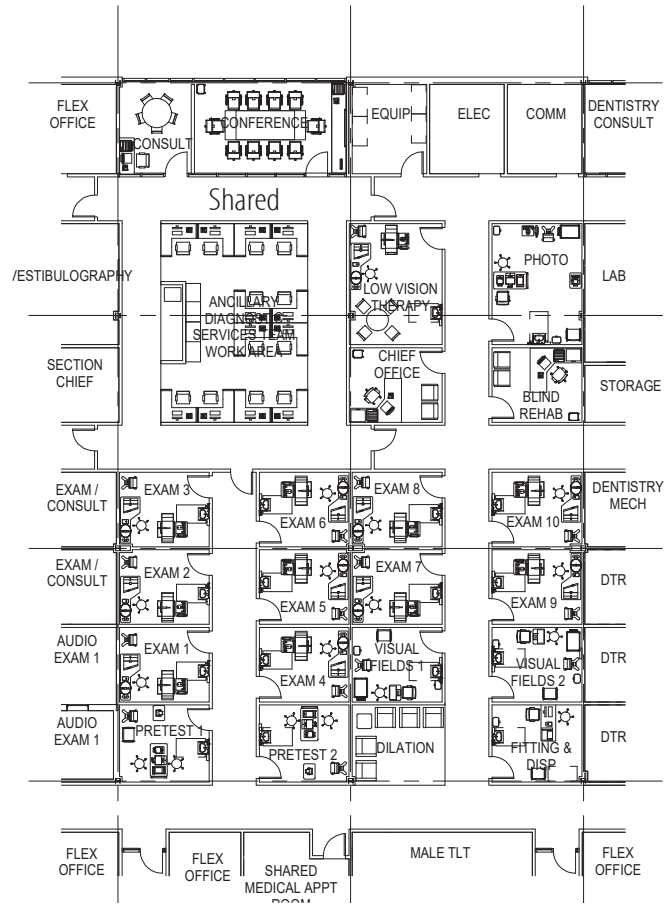


Figure 4.36
Equipment

Key Spaces

- Low Vision/Blind Rehabilitation
- Exam Room
- Fitting and Dispensing Room
- Office, Blind Rehabilitation (VIST) Counselor
- Office, Chief of Service
- Photography Room
- Pre-Testing Room
- Visual Fields Room
- Waiting Area (Dilation)
- Shared Spaces:
 - Team Work Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

General Mental Health: Two-PACT CBOC Prototype

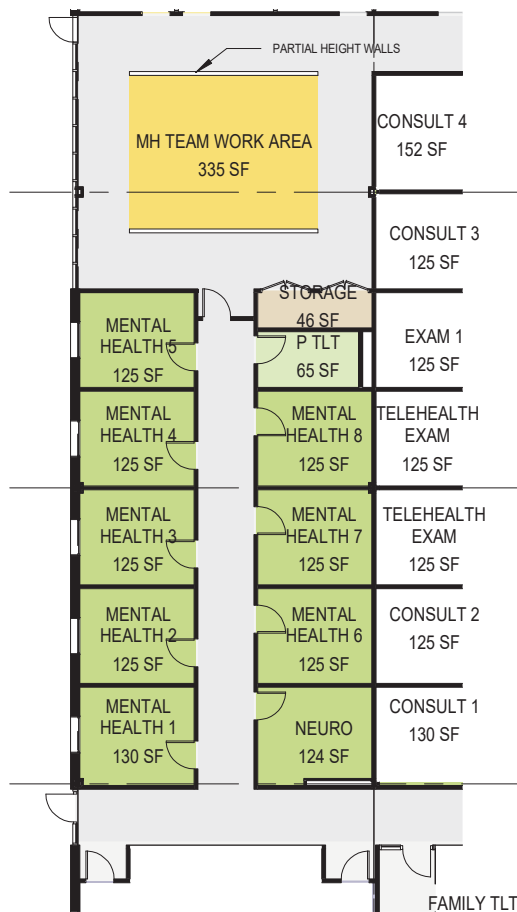


Figure 4.37
Component

General Mental Health - Two-PACT CBOC

This component is for a General Mental Health clinic, with consult rooms that are not provider-specific. Provider work stations are in a team work area, similar to the PACT Team Work Area. This component is to be adjacent to PACT modules for possible shared staff, support spaces and reception. Co-location with PACT supports integration of care for Veterans.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

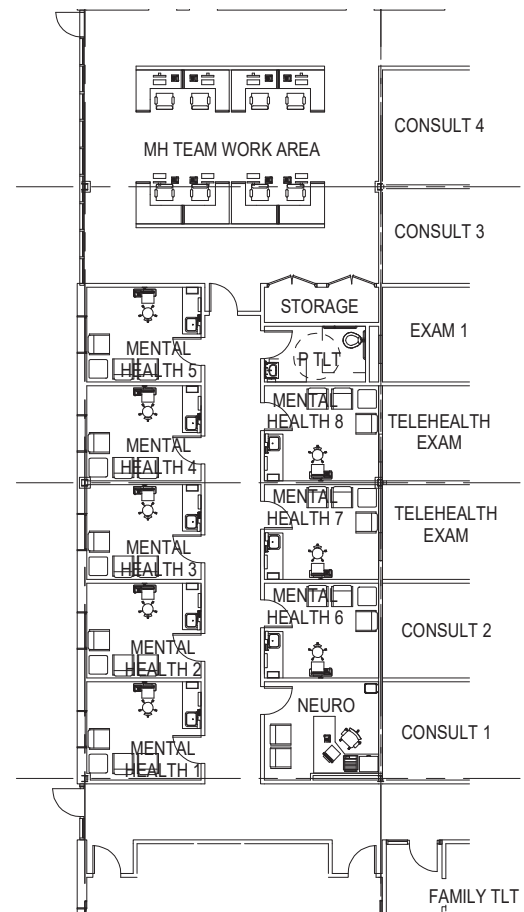


Figure 4.38
Equipment

Key Spaces

- Biofeedback/Neuropsych
- Counseling Office, Mental Health
- Team Room, Mental Health
- Shared Spaces:
 - Patient Toilets
 - Group Therapy Room
 - Storage Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

General Mental Health: Three-PACT CBOC

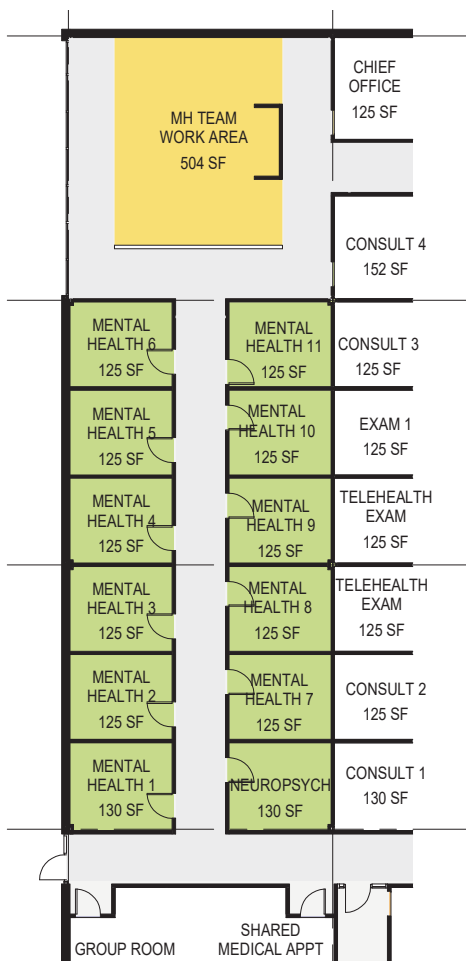


Figure 4.39
Component

General Mental Health - Three-PACT CBOC

Like the Two-PACT CBOC, this component is for a General Mental Health clinic, with consult rooms that are not provider-specific. Provider work stations are in a team work area, similar to the PACT Team Work Area. This component is to be adjacent to PACT modules for possible shared staff, support spaces and reception. This component is three structural bays in depth to accommodate the additional mental health rooms required at this scale.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

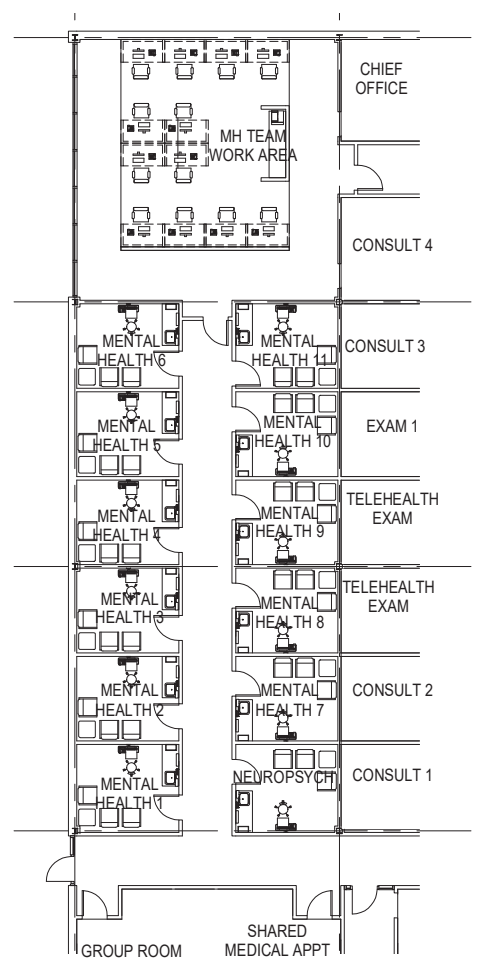


Figure 4.40
Equipment

Key Spaces

- Biofeedback/Neuropsych
- Office, Chief
- Office, Mental Health Provider/Coordinator
- Storage Room
- Team Room, Mental Health
- Shared Spaces:
 - Patient Toilets
 - Group Therapy Rooms

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Pathology + Lab: One-PACT CBOC Prototype

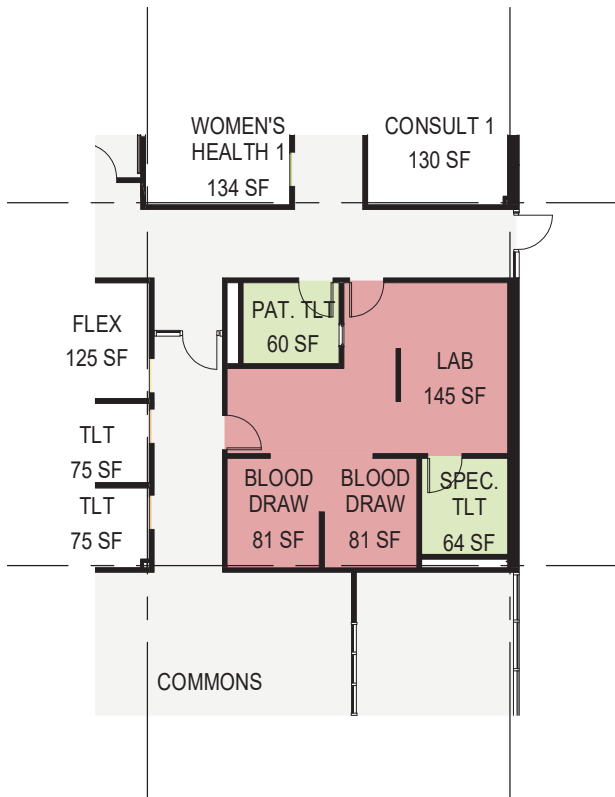


Figure 4.41
Component

Pathology + Lab - One-PACT CBOC

The Pathology + Lab One-PACT CBOC component is located along the front public/private bar of the clinic for ease of entrance from both the public Commons area and PACT module. Its location along the front bar provides convenient patient access, especially for those patients visiting the CBOC for lab appointments only. There is an open lab area and semi-private blood draw stations. Allowances have been made for bariatric patients and patients in wheelchairs. There are two unisex patient toilets; one for specimen collection with the handwashing sink located outside the door, for drug testing situations; the other along the clinic corridor with a specimen pass-thru. A secondary entrance into the main lab space off the clinic corridor minimizes staff travel distances, providing quick access to fainting patients without having to exit the PACT module.

Refer to Section 2.5 - Typical Patient/Staff Flow for additional diagrams.

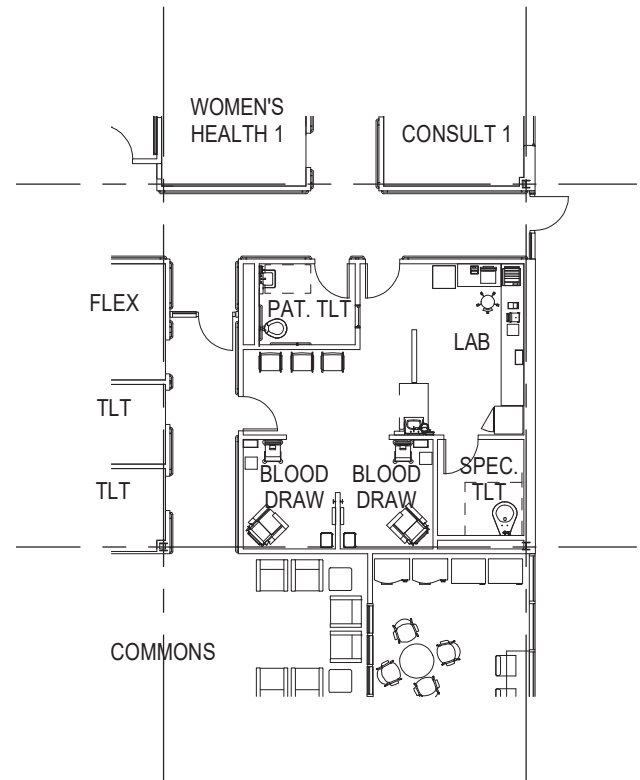


Figure 4.42
Equipment

Key Spaces

- Blood Draw
- Lab
- Toilet, Specimen Collection
- Shared Spaces:
 - Reception
 - Public Toilets

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Pathology + Lab: Two-PACT CBOC Prototype

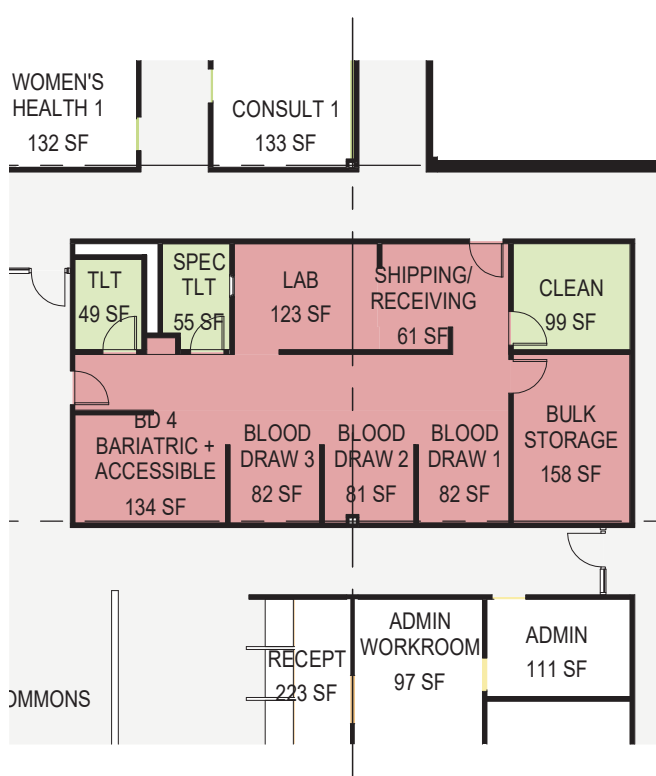


Figure 4.43
Component

Pathology + Lab - Two-PACT CBOC

The Pathology + Lab Two-PACT CBOC component is located at the corner of the front public/private bar of the clinic for ease of entrance from both the public Commons area and PACT module. Its location along the front bar provides convenient patient access, especially for those patients visiting the clinic for lab appointments only. The lab is scaled from the One-PACT CBOC to meet the program requirements in a Two-PACT CBOC. Similarly, there is an open lab area and three semi-private blood draw and a larger, accessible, bariatric blood draw stations. There are two unisex patient toilets; one for specimen collection with the handwashing sink located outside the door, for drug testing situations; the other within the lab itself. A secondary entrance into the main lab space off the clinic corridor minimizes staff travel distances for quick access to fainting patients without having to exit the PACT module. At this scale, the component also includes Bulk and Clean Storage directly off the main lab area.

Refer to Section 2.5 - Typical Patient/Staff Flow for additional diagrams.

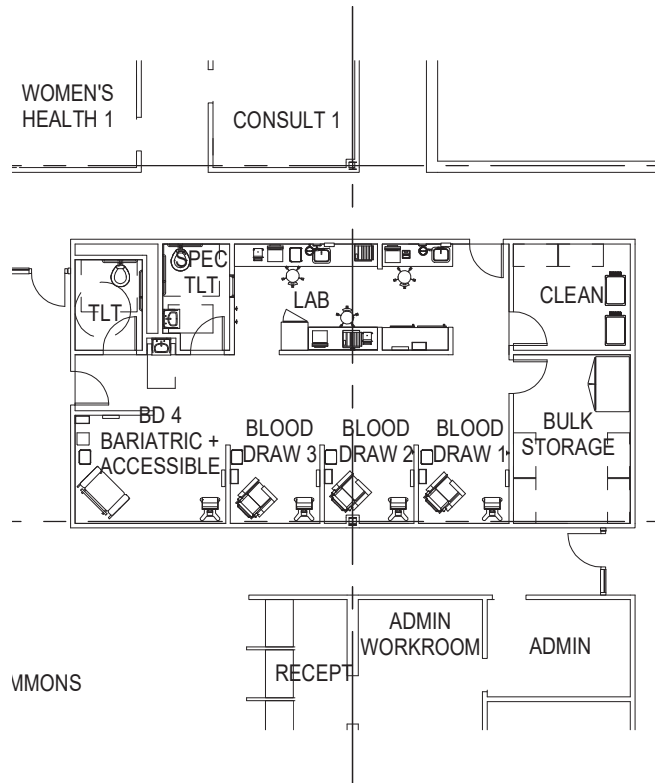


Figure 4.44
Equipment

Key Spaces

- Blood Draw
- Clinical Chemistry Lab
- Bulk Storage
- Toilet, Unisex
- Toilet, Specimen Collection
- Clean Storage
- Shared Spaces:
 - Reception

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Pathology + Lab: Three-PACT CBOC Prototype

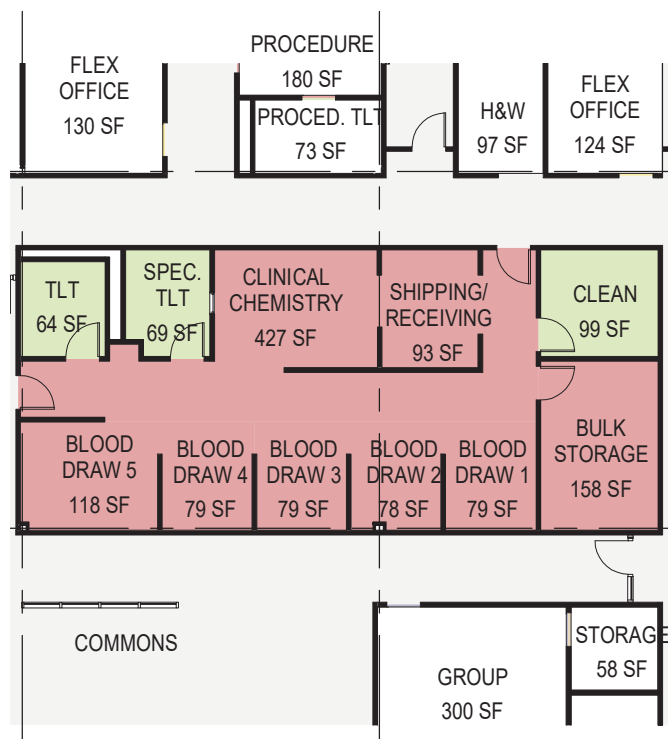


Figure 4.45
Component

Pathology + Lab - Three-PACT CBOC

The Pathology + Lab Three-PACT CBOC component is located along the front public/private bar of the clinic for ease of entrance from both the public Commons area and PACT module. Its location along the front bar provides convenient patient access, especially for those patients visiting the clinic for lab appointments only. The lab is scaled from the Two-PACT CBOC to meet the program requirements in a Three-PACT CBOC. Similarly, there is an open lab area, however, there are four semi-private blood draw and a larger, accessible, bariatric blood draw stations. There are two unisex patient toilets; one for specimen collection with the handwashing sink located outside the door, for drug testing situations; the other within the lab itself. A secondary entrance into the main lab space off the clinic corridor minimizes staff travel distances for quick access to fainting patients without having to exit the PACT module. At this scale, the component also includes Bulk and Clean Storage directly off the main lab area.

Refer to Section 2.5 - Typical Patient/Staff Flow for additional diagrams.

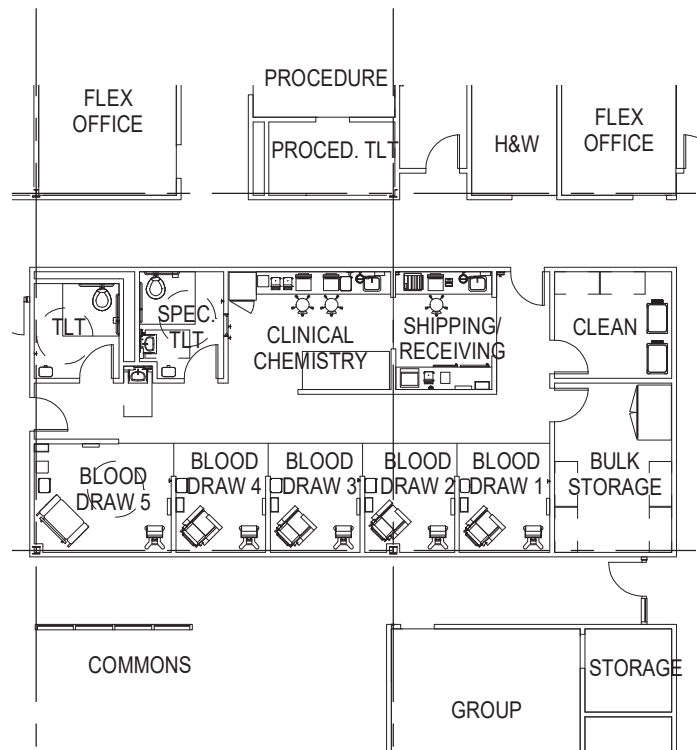


Figure 4.46
Equipment

Key Spaces

- Blood Draw
- Clinical Chemistry Lab
- Clean Storage
- Storage, Bulk
- Storage, Refrigerated (under counter)
- Toilet, Unisex
- Toilet, Specimen Collection
- Shared Spaces:
 - Reception

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Pharmacy: Two-PACT CBOC Prototype

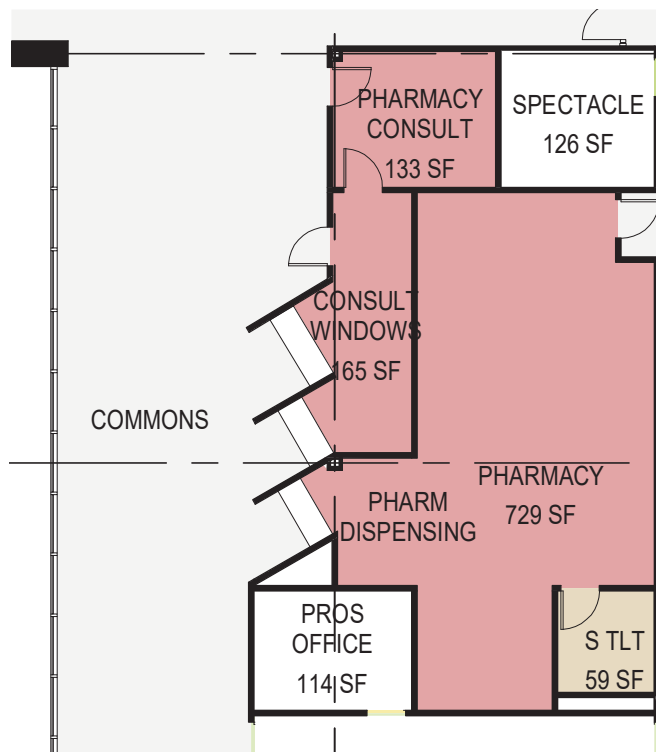


Figure 4.47
Component

Pharmacy - Two-PACT CBOC

The Pharmacy component is located along the Commons area, for direct patient access. There are two drop-off windows that also function as consult windows. Each patient requires a consultation when beginning new medication. The Pharmacy Consult windows also have an entry way into a private Consult Room with a patient entrance off the commons area to be utilized if the patient prefers additional privacy. The consult room is intended to be separate from the main pharmacy. These two windows are outside the “secure” line. The third window, within the main pharmacy, is dedicated for dispensing and is within the “secure” line with wall construction types to comply with security protocols. The Pharmacy itself is a large, open space and flexible. At the time of specific CBOC design, the space should be layed out to target specific needs driven by the CBOC’s proximity of parent VA Medical Center. The layout should consider systems furniture for flexibility through changing technologies and trends.

Refer to Section 2.5 - Typical Patient/Staff Flow for additional diagrams.

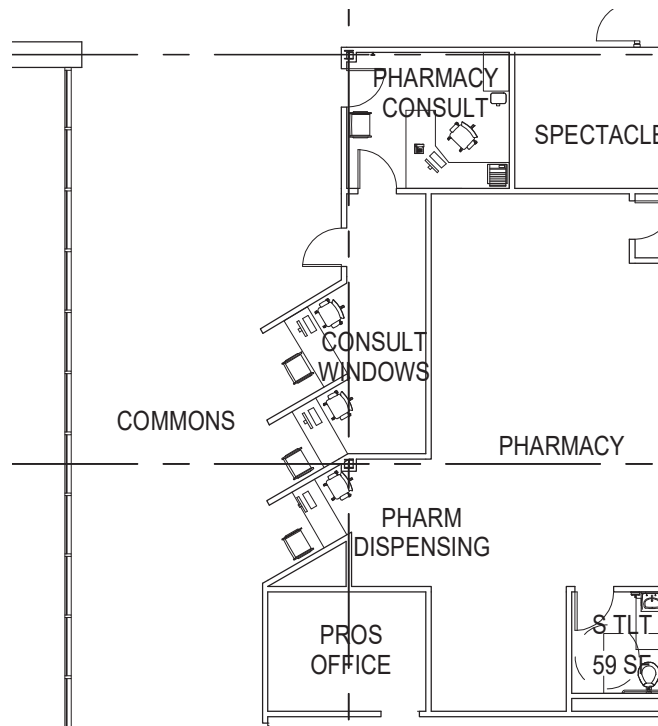


Figure 4.48
Equipment

Key Spaces

- Dispensing
- Drug Receiving
- Filling and Assembly
- Office, Pharmacist/Consultation Room
- Prescription Receiving
- Refrigeration
- Storage, Active
- Storage, Medical Supplies
- Shared Spaces:
 - Toilet, Staff
 - Waiting Area

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Pharmacy: Three-PACT CBOC Prototype

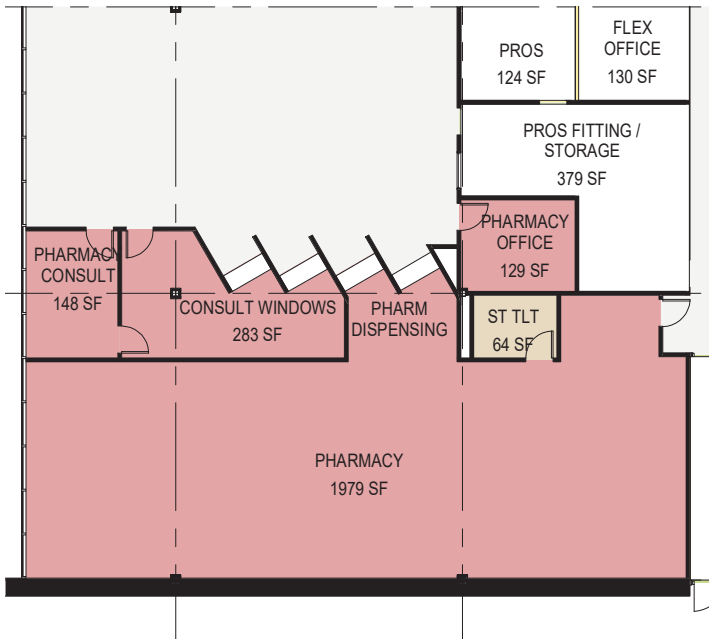


Figure 4.49
Component

Pharmacy - Three-PACT CBOC

Like the Two-PACT component, the Pharmacy is to be placed along the Commons area, for direct patient access. There are two drop-off windows that also function as consult windows. The Pharmacy Consult windows also have an entry way into a private Consult Room with a patient entrance off the commons area to be utilized if the patient prefers additional privacy. The consult room is intended to be separate from the main pharmacy. These two windows are outside the “secure” line. At this scale, two windows, within the main pharmacy, are dedicated for dispensing and are within the “secure” line with secure wall construction. A separate dedicated Pharmacist office is provided adjacent to the Pharmacy Consult Window. The Pharmacy itself is a large, open space and flexible. At the time of design, the space should be layed out to target specific needs driven by the CBOCs proximity of parent VA Medical Center. The layout should consider systems furniture for flexibility with changing technologies and trends. By locating the Pharmacy component at the edge of the building, there is future potential for a drive-through pharmacy window.

Refer to Section 2.5 - Typical Patient/Staff Flow for additional diagrams.

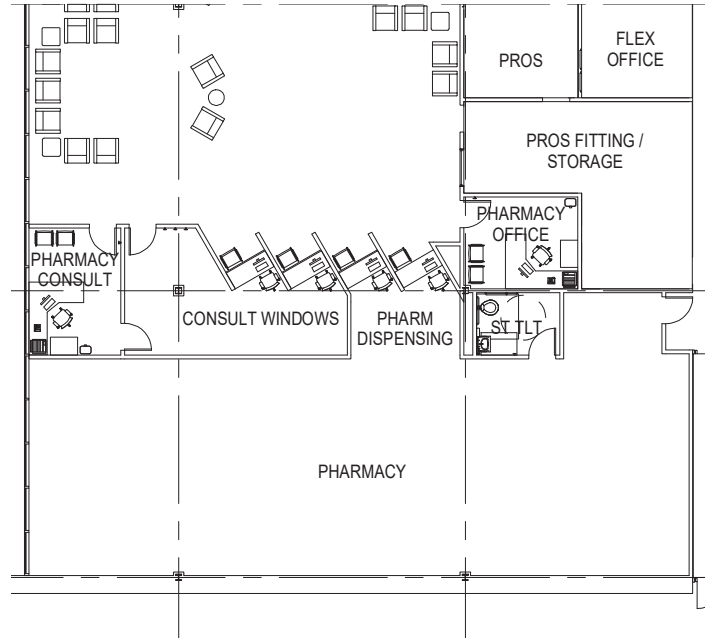


Figure 4.50
Equipment

Key Spaces

- Dispensing
- Drug Receiving
- Drug Receiving, Breakdown and Verification Area
- Filling and Assembly
- Office, Pharmacist
- Office, Consultation Room
- Prepackaging
- Prescription Receiving
- Refrigeration
- Storage, Active
- Storage, Controlled Substance/Secured
- Storage, Flammable
- Storage, Medical Supplies
- Shared Spaces:
 - Toilet, Staff
 - Waiting Area

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

PMR + Prosthetics: Two-PACT CBOC Prototype

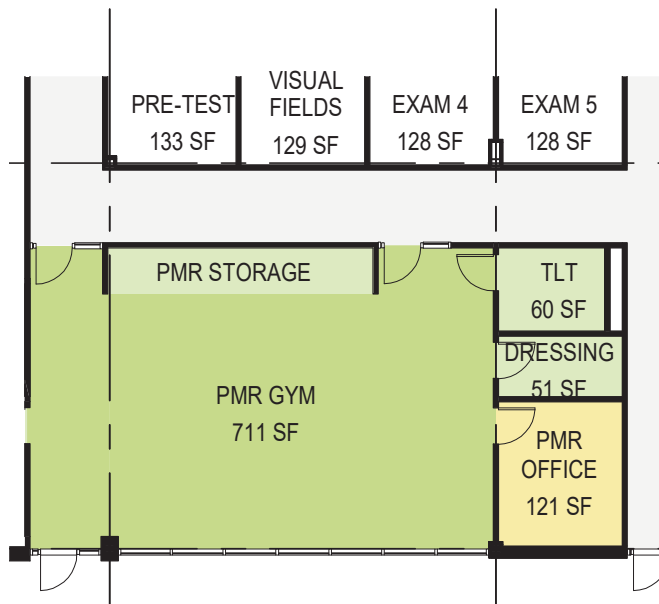


Figure 4.51
Component

PMR + Prosthetics - Two-PACT CBOC

Physical Medicine and Rehabilitation has been combined with Prosthetics to support their co-location need. A large, open gym area is flanked by support spaces and offices to allow each CBOC site to fill the space with the modalities needed for their population. The prototype equipment shows machine allotments along the glazing, a private treatment cubicle, and open space in the center of the gym for mat tables, parallel bars, or other equipment. A dressing room and patient toilet is also accessed from within the gym area. The component is placed along exterior walls whenever possible to allow for abundant natural light.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

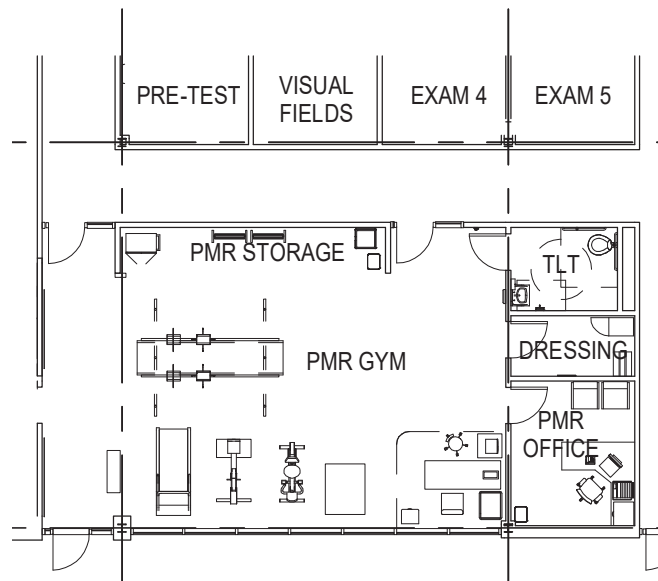


Figure 4.52
Equipment

Key Spaces

- Dressing Room
- Office
- Storage, Equipment
- Toilet, Patient
- Treatment Exercise Area

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

PMR + Prosthetics: Three-PACT CBOC Prototype



Figure 4.53
Component

PMR + Prosthetics - Three-PACT CBOC

In the Three-PACT CBOC, Physical Medicine and Rehabilitation have also been combined with Prosthetics to support their co-location need. At this scale, The PMR Fitting and Storage have dual entrances off the patient corridors and are combined with an office for the technician. Like the Two-PACT CBOC, a large, open gym area is flanked by support spaces and offices to allow each CBOC site to fill the space with the modalities needed for their population. The prototype equipment shows machine allotments along the glazing, a private treatment cubicle, and open space in the center of the gym for mat tables, parallel bars, or other equipment. A dressing room and patient toilet is also accessed within the gym area.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

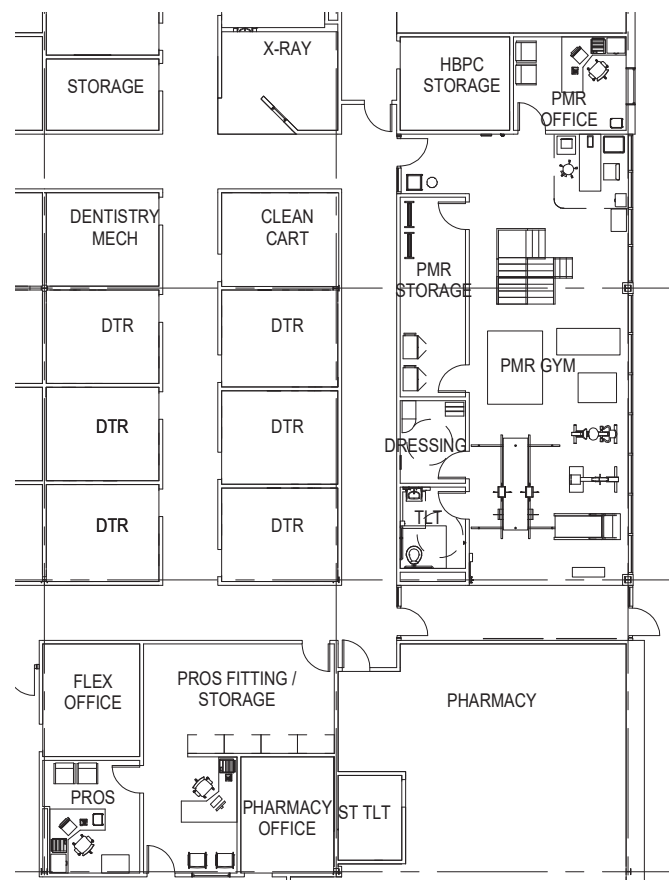


Figure 4.54
Equipment

Key Spaces

- Dressing Room
- Office
- Storage, Equipment
- Toilet, Patient
- Treatment Exercise Area

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Radiology: Two-PACT CBOC Prototype

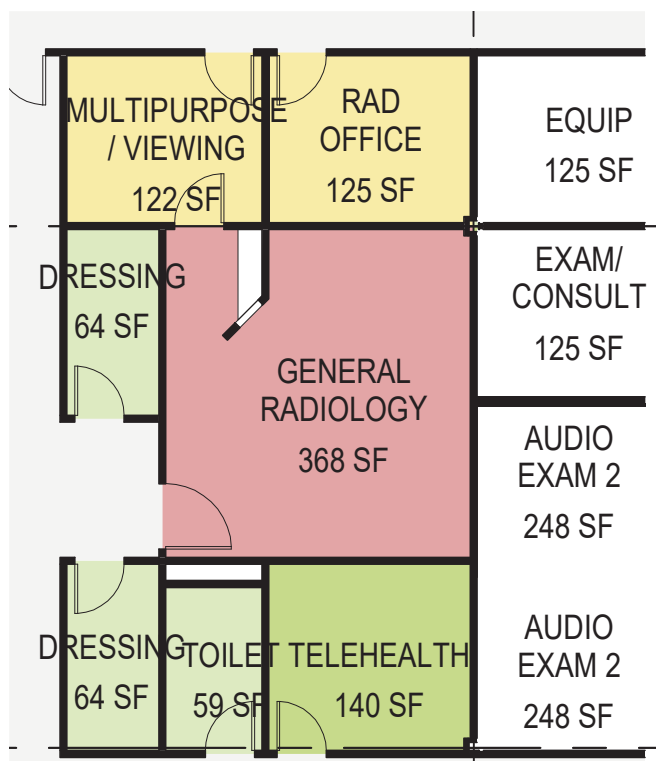


Figure 4.55
Component

Radiology - Two-PACT CBOC

In a Two-PACT CBOC, the Radiology component is centralized around one general radiology room. The two dressing rooms create a semi-private alcove entry into the room because patients will use the dressing rooms as sub-waiting space. This component is best located with proximity to an exterior wall, and near easily moved space for future expansion. An exterior door for access to a mobile imaging technology can be added along the back clinic corridor. Refer to page 4.34 for additional information on the mobile imaging technology pad considerations.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

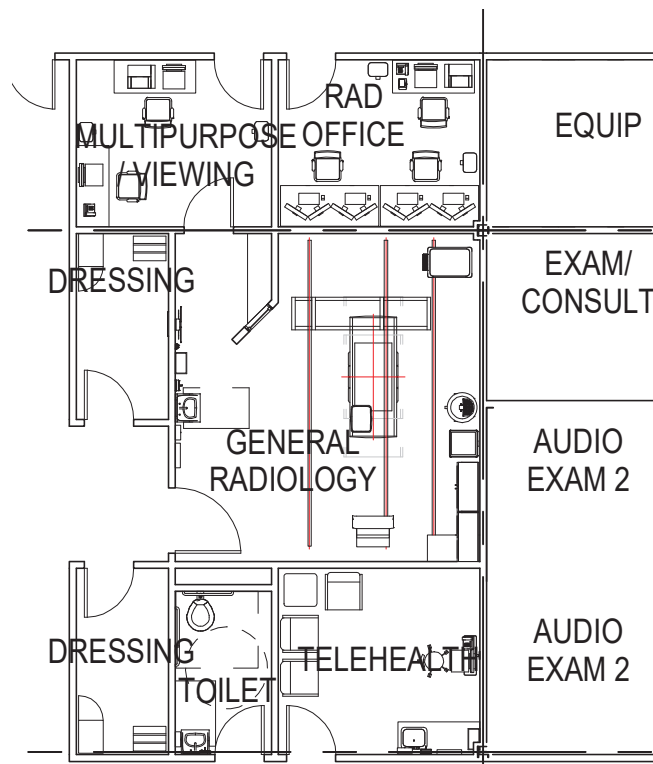


Figure 4.56
Equipment

Key Spaces

- Dressing Room
- General Purpose Radiology Room
- Multi-Purpose/Viewing
- Office, Staff Radiologist/Technician
- Shared spaces:
 - Reception
 - Waiting

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Radiology: Three-PACT CBOC Prototype

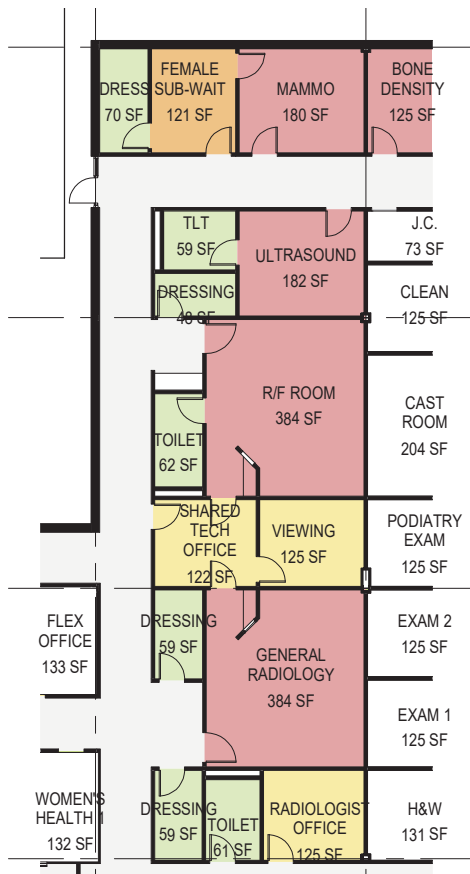


Figure 4.57

Component

Radiology - Three-PACT CBOC

The Three-PACT Radiology component consists of the general radiology and rad/fluoro rooms and their respective support spaces. The dressing rooms create semi-private entries for visual privacy as patients travel from the dressing rooms into the imaging rooms, as in Two-PACT. If necessary to support local programmatic need, the component can also have mammography and bone density. The female sub-wait with dedicated dressing room is appropriate for CBOCs with a justifiable female population. The sub-wait alcove also offers an additional layer of privacy for gowned women. Women enter the Mammography room directly from the sub-wait alcove. An exterior door for access to a mobile imaging technology can be added along the back clinic corridor. Refer to page 4.34 for additional information on the mobile imaging technology pad considerations.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

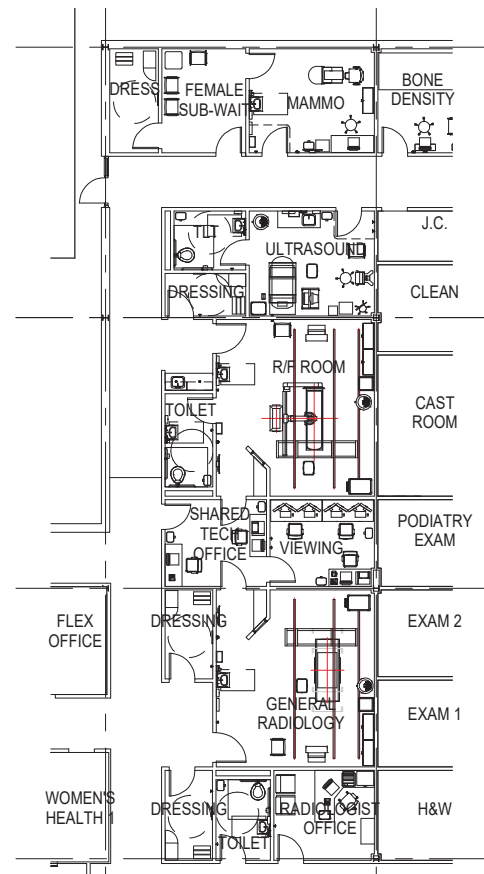


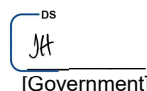
Figure 4.58

Equipment

Key Spaces

- Dressing Room
- General Purpose Radiology Room
- Multi-Purpose/Viewing
- Office, Staff Radiologist
- Radiographic/Fluoroscopic (R/F) Room
- Shared Office, Technicians
- Ultrasound Room
- Ultrasound Toilet
- Shared spaces:
 - Waiting
- To meet programmatic needs:
 - Diagnostic Cone Densitometer
 - Mammography Room

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.



Ancillary Services Diagnostic Components

Dentistry: Three-PACT CBOC Prototype

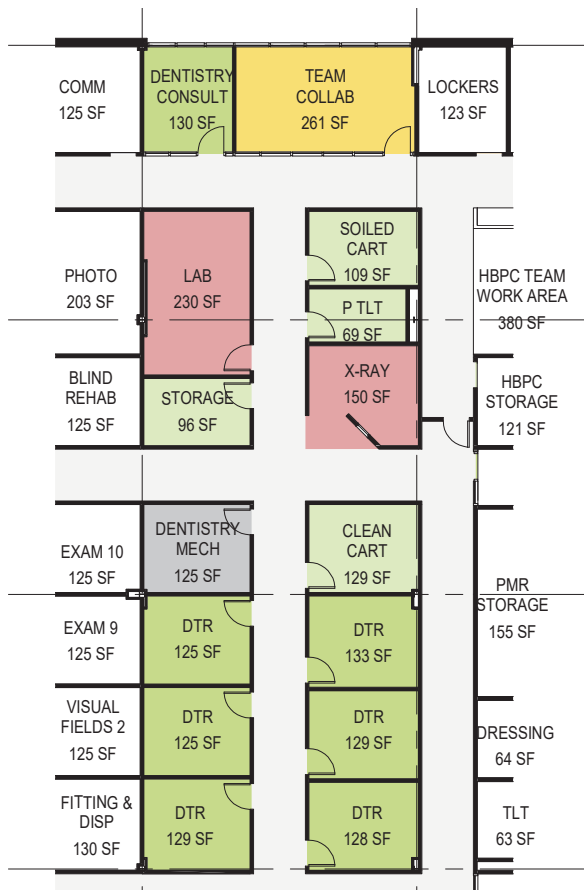


Figure 4.60
Component

Dentistry - Three-PACT CBOC Prototype

Dental treatment rooms (DTRs) have been sized at the universal room size to fit into the modular concepts of the CBOC Prototype. The DTRs are clustered at the front of the component for ease of patient access. The lab is at the back of the hallway, near staff circulation. A team work area is provided at the rear of the component to support a collaborative provider environment. This Dentistry component is planned with clean and soiled cart holding spaces, as the processing will be done by the CBOCs parent VA Medical Center. Bite wing x-rays occur in each DTR. The dedicated X-ray Room is specific for Panoramic/Cephalometric.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

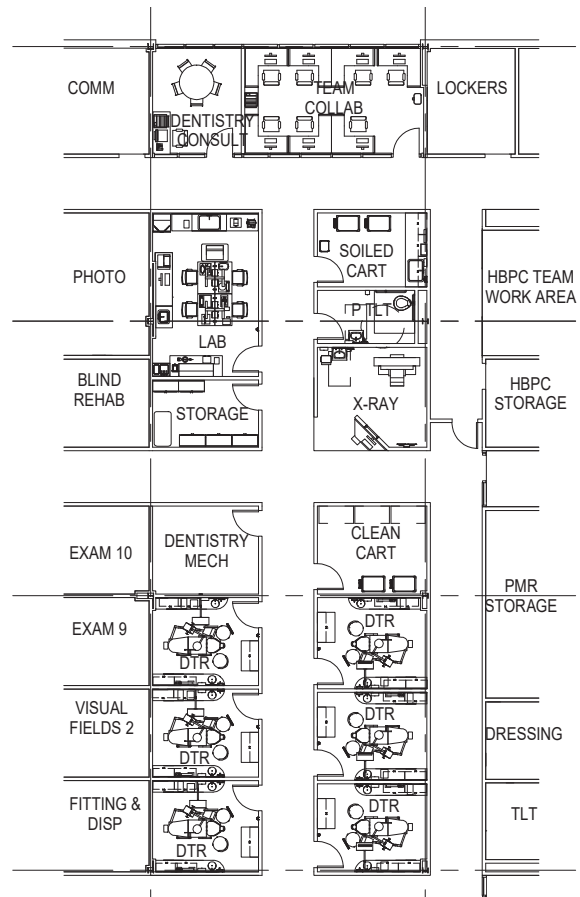


Figure 4.61
Equipment

Key Spaces

- Dental Treatment Room
- Patient Toilet
- X-Ray, Panoramic/Cephalometric
- Dental Equipment Mechanical Room
- Linen Room and Clean Room
- Soiled Cart Holding
- Storage Room
- Team Collaboration Room, Staff
- Dental Prosthetic Laboratory
- Shared Spaces:
 - Reception
 - Waiting
 - Consult Room
 - Public Toilets

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

Ancillary Services Diagnostic Components

Multi-Specialty Care: Three-PACT

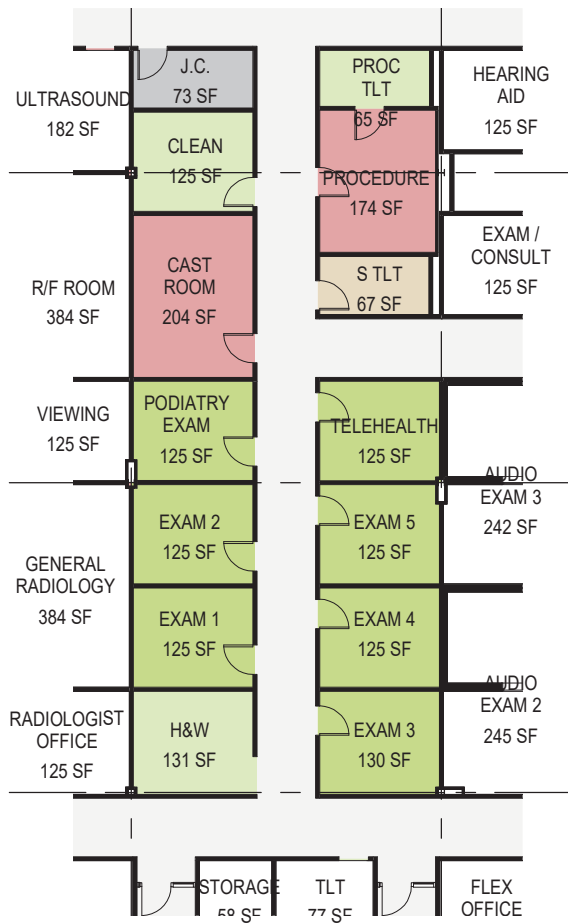


Figure 4.62
Component

Multi-Specialty Care - Three-PACT CBOC Prototype
 The Multi-Specialty Care component is unique to the Three-PACT CBOC Prototype. The component includes exam rooms at the universal room size to maximize flexibility as diverse providers utilize the spaces throughout the week. Those providers include specialties such as Cardiology, Pulmonology, Dermatology, etc. A procedure room is arranged similar to the procedure room in the PACT module. Providers using this component will work out of an adjacent Team Work Area, shared with other providers in this module. The exercise room for stress testing is placed along the exterior wall to take advantage of natural light.

In final design, consider adjacencies within the module with other specialties depending on services provided.

Refer to Section - 5 Proposed Prototype Layouts for additional information.

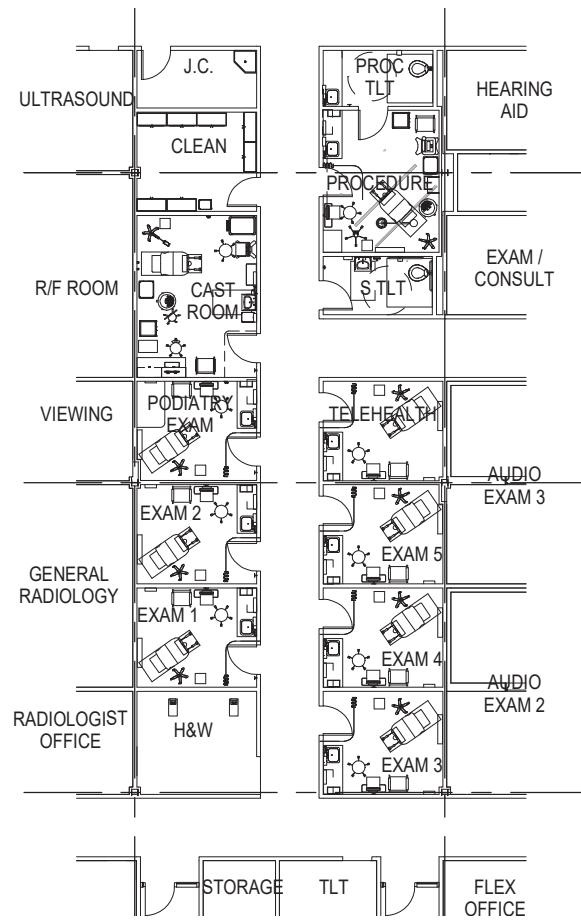


Figure 4.63
Equipment

Key Spaces

- Cast Room
- Exam Room
- Exercise Room
- Height/Weight Station
- Podiatry Exam Room
- Patient Toilet
- Procedure Room
- Tele-Health Room
- Clean Utility Room
- Staff Toilet
- Shared Spaces:
 - Reception
 - Waiting
 - Public Toilets

Refer to Section 3 - Prototype Program for Design, for specific programmatic requirements.

4.3 Planning Modules

Primary Care Module

The Primary Care Module is designed to support the “Patient Aligned Care Team” or PACT which is based on VA’s visionary model of care. PACT is a patient-driven, team-based approach to deliver efficient, comprehensive and continuous healthcare. At its core is active communication and coordination of all healthcare services. PACT depends on a core and expanded team of healthcare personnel who work with the Veteran patient to plan for their overall health.

The internal organization of the modules is to create optimal adjacencies, increase staff efficiency and limit patient travel distances. The modules subject themselves to expansion of each CBOC type; as well as, growth from One-PACT, Two-PACT & Three-PACT CBOC prototypes. While this scenario is does not occur frequently, especially in leased spaces, this design lends itself for future growth for VA owned CBOCs.

Refer to Section 2.6- Clinic Growth - Block + Stack Diagrams.

In a One-PACT CBOC, Mental Health Module is integrated with the Primary Care Module due to the integration of the model being implemented by VHA. In the Two and Three-PACT CBOCs, mental health is located adjacent to primary care. This adjacency allows Mental Health use the same reception area/front door as primary care and reduce the stigma sometimes associated with Mental Health. They are also able to shared many of the support spaces and staff.

Ancillary Services Diagnostic Module (ASDM)

The Ancillary Services Diagnostic Modules are developed with the same type of internal organization as the Primary Care Module to create optimal adjacencies, increase staff efficiency and limit patient travel distances. The front area of the module is for the reception and public/clinical shared spaces, to include areas such as reception areas, public toilets, Shared Medical Appointments, Group Rooms and Conference Rooms.

The reception areas are shared with the different departments contained in this module allowing for efficient utilization of staff. Behind the reception area, off the clinical corridor are the components for the different ancillary and specialty services; such as, Audiology, Radiology, Eye Clinic and Physical Medicine and Rehabilitation (PMR). The size of these components and the number of different components included in this module changes between the different clinic sizes and can be easily modified if the clinic population has an additional need since the universal room concept is used as frequently as possible. Refer to Section 2 - CBOC Prototype Planning Assumptions for a list of services included in the One, Two and Three-PACT Modules.

The Ancillary Services Diagnostic Module also maintains Team work areas similar to the PACT Module with the conference room and training/consult rooms behind the teaming area to allow natural light to spill into the space. Located at the rear of the module are the additional support spaces; such as, staff lounges, staff toilets, lockers, equipment and clean storage areas.

Refer to Section 5 - Proposed Layout, for Component Adjacencies Overview.

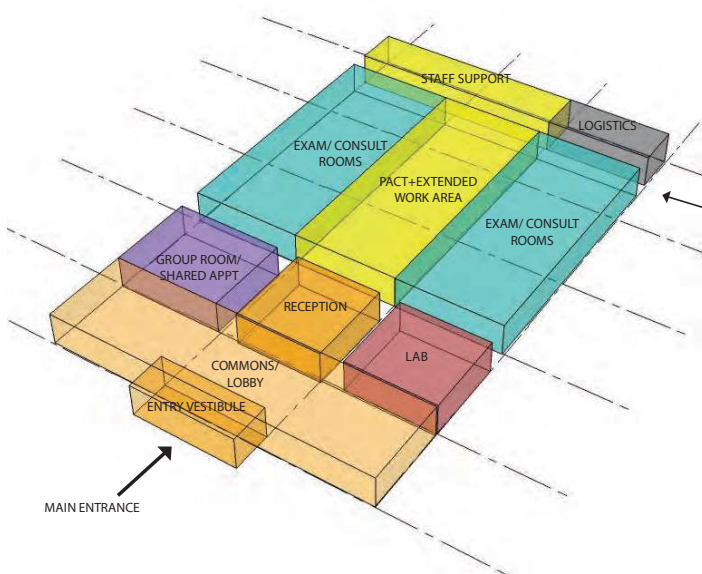


Figure 4.64
Primary Care Module

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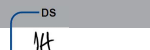
HGA

AUGUST 14, 2019

HGA COMMISSION NUMBER 2111-085-00

GSA VA Leased CBOC Design Narrative


[Lessor]


[Government]

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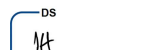
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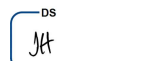
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- 5.1. Room Data Matrix
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[Government]

SECTION 1 - INTRODUCTION

- 1.1 In April 2018, the General Services Administration (GSA) Special Programs Division (SPD) initiated a pilot program for leased Veterans Administration (VA) outpatient medical facilities that will be part of the GSA inventory. The goal of the program is to align both the standards and the costs of the VA leased Community Based Outpatient Clinics (CBOC) with private sector healthcare facilities.
- 1.2 The purpose of this Design Narrative is to consolidate the governing codes, standards, references, and guidelines in a document that provides performance-based standards for a VA leased CBOC.
- 1.3 The governing codes, standards, and references are based on a VA affiliated outpatient clinic classified as a Business occupancy. This document does not apply to occupancies classified as Ambulatory Health Care or Health Care.
- 1.4 VA leased CBOC facilities are considered non-mission critical sites.
- 1.5 Each VA leased CBOC will be affiliated with a VA medical center but will not be physically located on the affiliated medical center campus. Affiliation with a VA medical center includes review and certification by the VA medical center accrediting organization, The Joint Commission (TJC). Refer to Part 2 General Requirements for further code information.
- 1.6 The design of the VA leased CBOC is based on VA established criteria for layout of a clinic. The clinic layout is based on the Patient Aligned Care Team (PACT) space module which is described in Part 3 Planning and Design Criteria.
- 1.7 Acceptable VA leased CBOC locations may be within a new freestanding building or in a renovated space within an existing building. Multi-story as well as single story facilities are acceptable.
- 1.8 Commonly Used Acronyms and Definitions:

PCMH Patient Centered Medical Home

A team based, comprehensive, coordinated patient care model (refer to PACT)

PACT Patient Aligned Care Team

Provides service to veterans that is patient-centered with the right care at the right time by the right person. A typical "teamlet" serving a veteran consists of four caregivers: a Primary Care Provider – physician (MD), physician assistant (PA) or nurse practitioner (NP); a Registered Nurse (RN); a clinical staff assistant (LPN or Medical Assistant) and an administrative staff member (Clerk).

CBOC Community Based Outpatient Clinic

A lease-based facility providing outpatient services that is physically separated but administratively attached to a VA Medical Center.

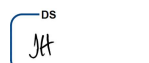
PFD Program for Design

Net square feet (NSF) listing of all spaces and rooms that are to be included in a construction project.

**SECTION 1
INTRODUCTION**

VA Veterans Health Administration
VISN Veterans Integrated Services Network


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[Government]

SECTION 2 GENERAL REQUIREMENTS

SECTION 2 – GENERAL REQUIREMENTS

2.1 General

- 2.1.1 The codes, standards, and references listed below indicate recommended or minimum performance requirements. Based on input from Owner representatives and recommendations from the architectural/engineering firm, minimum requirements or standards may be exceeded by site specific project design.
- 2.1.2 Compliance is required with applicable codes and standards throughout the process of design, construction, acceptance, and on-going maintenance of the CBOC facility.
- 2.1.3 Design and documentation of the CBOC shall be in compliance with the requirements of the GSA Form L100 Global Lease and codes, standards, and references listed below. This Leased Design Narrative covers construction materials and standards not fully addressed by the codes, standards, and references below.
- 2.1.4 Use the most current edition at the date and time of the Phase 2 notification of shortlist for any codes, standards or references listed below.

2.2 Codes

- 2.2.1 All VA leased CBOC facilities are to conform to all applicable codes, which includes but is not limited to following:
 - 2.2.1.1 National Fire Protection Association (NFPA) 101 Life Safety Code, NFPA 99 Health Care Facilities Code and all standard references therein, current edition. Occupancy classification to be Chapter 38 New Business Occupancy.
 - 2.2.1.2 NFPA 75 Standard for the Fire Protection of Information Technology, current edition, applicable where the CBOC contains a Data Center.
 - 2.2.1.3 Architectural Barriers Act Accessibility Standards (ABAAS), current edition.
 - 2.2.1.4 International Building Codes (IBC): New buildings for which VA began project planning after May 5, 2016 shall comply with IBC 2015 or later edition (within 2 years of release).
 - 2.2.1.4.1 International Building Code
 - 2.2.1.4.2 International Energy Code
 - 2.2.1.4.3 International Mechanical Code
 - 2.2.1.4.4 International Plumbing Code
 - 2.2.1.5 State and local International Building Codes (IBC) amendments as required by the local Authority Having Jurisdiction (AHJ).
 - 2.2.1.6 United States Pharmacopeial Convention (USP) Chapters <795>, <797>, and <800>.

2.3 Standards

- 2.3.1 All leased CBOC facilities are to conform to the following standards:
 - 2.3.1.1 FGI Guidelines for the Design and Construction of Outpatient Facilities, current edition (referred to as FGI Guidelines herein).
 - 2.3.1.2 The Joint Commission (TJC) accreditation standards apply to the facility under the affiliated VA medical center license. Building construction and on-going maintenance procedures shall meet TJC standards. Lessor shall provide and submit all documentation that is required for TJC requirements.

SECTION 2 GENERAL REQUIREMENTS

- 2.3.1.3 GSA Facility Security Level (FSL) shall be as outlined in GSA Form L100 Global Lease.
- 2.3.1.4 Sustainability standards shall be as outlined in GSA Form L100 Global Lease.
- 2.3.1.5 American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 170, Ventilation of Health Care Facilities, current edition (referred to as ASHRAE 170 herein)
- 2.3.1.6 ASHRAE Standard 188, Legionellosis: Risk Management for Building Water Systems, current edition.
- 2.3.1.7 ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality, current edition (referred to as ASHRAE 62.1 herein)
- 2.3.1.8 Sheet Metal and Air Conditioning Contractors National Association (SMACNA) Standard, HVAC Duct Construction Standards - Metal and Flexible.
- 2.3.1.9 USP General Chapter 797 Pharmaceutical Compounding – Sterile Preparations
- 2.3.1.10 USP General Chapter 800 Hazardous Drugs - Handling in Healthcare Settings

2.4 References

- 2.4.1 Documents provided for reference only, ASR package dictates directive. Following are guides, manuals, and other references developed by VA applicable to leased CBOC facilities:
 - 2.4.1.1 VA Signage Design Manual PG 18-12
 - 2.4.1.2 VA Enterprise Facility IT Support Infrastructure Standard, most current.
 - 2.4.1.3 Building Prototypes, Community Based Outpatient Clinic.
<https://www.cfm.va.gov/til/prototypes.asp#CBOC>
 - 2.4.1.4 PACT Space Module Design Guide_
<https://www.cfm.va.gov/til/dGuide/dgPACT.pdf>
 - 2.4.1.5 Space Planning Criteria PG 18-9_
<https://www.cfm.va.gov/til/space/spChapter265.pdf>
 - 2.4.1.6 Room Templates, Leased Community Based Outpatient Clinics.
<https://www.cfm.va.gov/til/leasing.asp>

SECTION 3 PLANNING AND DESIGN CRITERIA

SECTION 3 – PLANNING AND DESIGN CRITERIA

3.1 Background

In 2010 the VHA committed to the development of a patient-centered medical home model for enhanced outpatient primary care services to veterans. The result was a patient care delivery model and a set of planning and design standards.

3.2 PACT Guiding Principles

An operational and planning design guide was developed which identified key principles and objectives. Refer to PACT Space Module Design Guide under References Section 2.4.

3.3 Community Based Outpatient Clinics (CBOC) Planning Approach

The development of the PACT Planning Module was complimented by the development of a Prototype for Standardized Design and Construction of Community Based Outpatient Clinics, completed in 2014. Utilizing the PACT Module as the building block, prototypes were developed for three types and sizes of outpatient facilities.

3.4 References

For further information on the CBOC standard operations and planning, refer to the VA guides referenced under Section 2.4.

SECTION 4
TECHNICAL NARRATIVE

4.1 This section has been omitted in its entirety.

4.2 Site Civil

4.2.1 Pedestrian and Vehicle Access & Circulation

4.2.1.1 Separation of service and visitor traffic is desired to improve site safety.

4.2.1.2 Minimum traffic lane width is 12-feet, and minimum sidewalk width is 4-feet. Curves for traffic lanes and radii at intersections must be adequately sized to prevent vehicles from encroaching on an opposing lane of traffic.

4.2.1.3 An accessible route must be provided from the public right-of-way abutting the site to the accessible building entrance.

4.2.1.4 Emergency vehicle access and circulation must be provided as required by the local Fire Department as approved by the Fire Marshal. Minimum firelane width is 20-feet unless approved otherwise.

4.2.1.5 Provide a service area with a loading dock designed to accommodate the truck size designated in the GSA Form L100 Global Lease.

4.2.1.6 Service area shall accommodate vehicles that pick-up trash and recycled materials. Locate service area away from public and patient areas.

4.2.1.7 Provide reflective traffic control signs as required for intersections, no parking lanes, and guidance of site traffic.

4.2.2 Parking

4.2.2.1 Parking lots with 90-degree stalls must have minimum parking stall dimensions of 9-feet by 18-feet, and a minimum drive aisle width of 24-feet. Angled parking must have one way drive aisles with the same stall sizes as 90-degree parking. Angled parking drive aisle width must comply with a published design standard for a designated parking angle.

4.2.3 Site Grading

4.2.3.1 Minimum and maximum slopes criteria for site grading:

Location	Minimum Slope	Maximum Slope
Entry Drive	1.0%	3.0%
Circulation Road	0.5%	8.0%
Parking Lot	1.3%	5.0%
Concrete Curb & Gutter	0.5%	8.0%
Sidewalk	0.5%	5.0%
Patient Drop-Off Zone & ADA Parking	0.5%	2.0%
Loading Dock	1.3%	3.0%
Planted Areas	2.0%	

4.2.3.2 Roads and walks should have a typical cross slope of 2%, unless adequate surface drainage is provided by other slope conditions.

4.2.4 Storm Water Management

4.2.4.1 Storm water management and drainage system design must comply with EISA Section 438.

SECTION 4
TECHNICAL NARRATIVE

4.3 Architecture

4.3.1 General Criteria

4.3.1.1 Refer to Appendix: Room Data Matrix for Door, Hardware and Acoustic requirements listed by Room Type.

4.3.2 Accommodations for Care of Patients of Size

4.3.2.1 Refer to FGI Guidelines Outpatient Facilities for accommodations for care of patients of size. Minimum requirements are to provide access to the Procedure Room and Procedure Room Toilet in each PACT Module. Refer to Agency Specific Requirements (ASR) provided with the GSA Form L100 Global Lease for specific information on projected weight capacities for patients of size in population to be served.

4.3.3 Acoustics

4.3.3.1 Refer to FGI Guidelines Outpatient Facilities for acoustics requirements at enclosed rooms. Refer to the Room Data Matrix-Interior Construction for information on rooms not covered under FGI or rooms with special acoustics requirements. Constructed rooms shall be tested for compliance with acoustical requirements prior to occupancy of the facility.

4.3.4 Equipment/Accessories/Furnishings

4.3.4.1 Refer to CBOC Project Contents List and Room Template sheets provided with the RLP for equipment, accessories, and furnishings descriptions and locations. Items to be provided and/or installed by Lessor are noted on the list. Provide partitions, partition backing, and above ceiling structural support as required for wall and/or ceiling mounted equipment, accessories, and furnishings. Provide required utility connections for scheduled equipment.

4.3.5 Signage and Wayfinding

4.3.5.1 Refer to VA Signage Design Guide in Section 2.4 for signage standards and requirements.

4.3.6 Critical Dimensions

4.3.6.1 Patient-use corridors are to be 6 foot minimum clear, typical.

4.3.6.2 Refer to Room Data Matrix – Interior Construction for required ceiling heights by room type.

4.3.7 Entry Canopies

4.3.7.1 Provide non-combustible canopies over the following locations:

4.3.7.1.1 Patient entry to clinic.

4.3.7.1.2 Ambulance entry to clinic, where required by PFD.

4.3.7.1.3 Receiving area/loading dock.

4.3.7.2 At patient entry, provide a covered patient drop-off zone with space for at least one full size passenger vehicle (19 feet long) and an accessible access aisle.

4.3.7.3 At ambulance entry, provide a covered patient drop-off zone with space for at least one ambulance and an accessible access aisle. Verify typical ambulance size.

SECTION 4
TECHNICAL NARRATIVE

- 4.3.7.4 Verify clearance from grade to underside of canopy with typical emergency and transport vehicles.
- 4.3.8 Exterior Windows
 - 4.3.8.1 Provide safety glazing at interior panes of exterior windows within Secure Holding Rooms. Safety glazing shall be laminated glass 7/16 inches thick.
- 4.3.9 Elevators
 - 4.3.9.1 Where elevators are provided in a leased facility, not less than one elevator car shall accommodate an ambulance stretcher of 24 inches by 84 inches in the horizontal open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches high placed inside on both sides of the hoistway door frame.
- 4.3.10 Slab Depressions
 - 4.3.10.1 At new construction, provide slab depression as required to provide flush threshold installation at audiology booths, MRIs, and other equipment requiring recessed installation as recommended by equipment manufacturer. At existing construction, provide ramp to meet ABAAS.
- 4.3.11 Interior Metal Fabrications
 - 4.3.11.1 Metal Fabrications: Welding Qualifications per AWS D1 for procedures and personnel dependent on metal type selected.
 - 4.3.11.1.1 AV equipment supports above ceilings.
 - 4.3.11.1.2 Toilet partitions support system.
 - 4.3.11.1.3 Miscellaneous brackets, backer plates, etc., for support of miscellaneous equipment, walls or ceilings.
 - 4.3.11.2 Medical Equipment Support Systems: Provide above ceiling support at rooms with ceiling-hung exam lights, ceiling mounted patient lifts and other ceiling hung examination or diagnostic equipment.
- 4.3.12 Millwork
 - 4.3.12.1 Quality compliance to conform to Architectural Woodwork Institute (AWI) and Woodwork Institute (WI) quality standards.
 - 4.3.12.2 Wood Veneer Casework Construction: Combination of custom wood casework and countertops to conform to program and functional requirements. (Location: Lobby, Reception)
 - 4.3.12.2.1 Construction: Flush overlay construction with concealed hinges. AWI custom grade.
 - 4.3.12.2.2 Items
 - 4.3.12.2.2.1 Base cabinets
 - 4.3.12.2.2.2 Upper cabinets with sloped or straight fascia.
 - 4.3.12.2.2.3 Upper cabinets, open shelves with sloped or straight fascia.
 - 4.3.12.3 Plastic Laminate Casework Construction: Combination of custom plastic laminate casework and countertops to conform to program and functional requirements. (Location: Typical).
 - 4.3.12.3.1 Construction: Flush overlay construction with concealed hinges, AWI Custom Grade.

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- 4.3.12.3.2 Cabinet Hardware:
 - 4.3.12.3.2.1 Concealed hinges, all metal, 110 degree opening, self-closing.
 - 4.3.12.3.2.2 Full extension drawer guides, 100 lbs.capacity.
 - 4.3.12.3.2.3 Door and drawer pulls: 4" center to center wire pull, 5/16" diameter round, 1 1/4" projection, satin chrome.
- 4.3.12.4 Solid Surface Fabrications: Hard, solid, non-porous mineral-filled acrylic resin (methyl methacrylate) material in color to be selected by designer. Thickness: 1/2" minimum.
 - 4.3.12.4.1 Locations:
 - 4.3.12.4.1.1 Transaction tops at nurse stations and reception desks.
 - 4.3.12.4.1.2 All counters with sinks to have solid surface countertop with integral sink, and 4" high minimum integral coved side and backsplash.
 - 4.3.12.4.1.3 All counters in patient treatment areas to have solid surface countertop with 4" high minimum integral coved side and backsplash.
- 4.3.13 Joint Sealant Systems
 - 4.3.13.1 Joints at plumbing fixtures, ceramic tile to be mildew resistant silicone.
- 4.3.14 Doors and Frames
 - 4.3.14.1 Refer to Room Data Matrix – Doors and Hardware in Appendix for door and hardware requirements by room type.
 - 4.3.14.2 Refer to Room Data Matrix- Interior Construction for required door acoustical ratings as determined by required STC at walls. Refer also to Section 4.3.3 Acoustics.
 - 4.3.14.3 Door Frames and Borrowed Lites: One-piece, fully welded flush faces, welded and ground smooth. Blunt stops with tight hairline joints.
 - 4.3.14.4 Material: 16-gauge cold-rolled sheet steel, painted.
 - 4.3.14.5 Hollow Metal Doors in Service Areas: 1-3/4 inch, 16-gauge hollow metal doors complying with SDI Type II, heavy duty style 2, flush doors with hourly rating indicated.
 - 4.3.14.6 Wood Doors: Provide AWI rated and nonrated doors.
 - 4.3.14.6.1 AWI PC-5ME: 1-3/4 inch flush wood doors with bonded core construction, Grade A, veneer to be plain-sliced.
 - 4.3.14.7 Provide UL fire rated doors with mineral core and special laminated stiles for ratings indicated on Room Data Matrix.
 - 4.3.14.8 Finish: Prefinished in compliance with AWI Section 1500.
 - 4.3.14.9 Automatic Sliding Doors: Single Slide Automatic Sliding Door, Class 1 Clean Room Certified, narrow stile, 84" wide w/ 35.3" nominal clear door opening, trackless, clear anodized finish, and touchless actuators.
 - 4.3.14.9.1 Comply with BHMA Standard ANSI A156.10 (BHMA 1601), Power Operated Pedestrian Door Standard and UL Standard UL 325, Electric Door, Drapery, Gate, Louver and Window Operators and Systems.
 - 4.3.14.9.2 Manufacturer's Qualifications: Provide units produced by firm with not less than 5 years successful experience in fabrication of automatic entrance doors of type required for this project.
 - 4.3.14.9.3 Manufacturer shall be a Member of the American Association of Automatic Door Manufacturers (AAADM) with certified service technicians.

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- 4.3.14.9.4 Installer's Qualifications: Engage installer who is authorized representative of automatic entrance door manufacturer for both installation and maintenance of type of units required for this project.
- 4.3.14.9.5 Minimum Experience: Not less than 3 years' experience in installation and service of automatic entrance doors of same manufacturer.
- 4.3.14.9.6 Maintenance Proximity: Not more than 4 hours normal travel time from Installer's place of business and project site.
- 4.3.14.9.7 Service Life: Provide automatic sliding doors capable of operating without failure of any component, for not less than 300,000 open and close cycles, with normal maintenance as defined in manufacturer's standard operating manual.

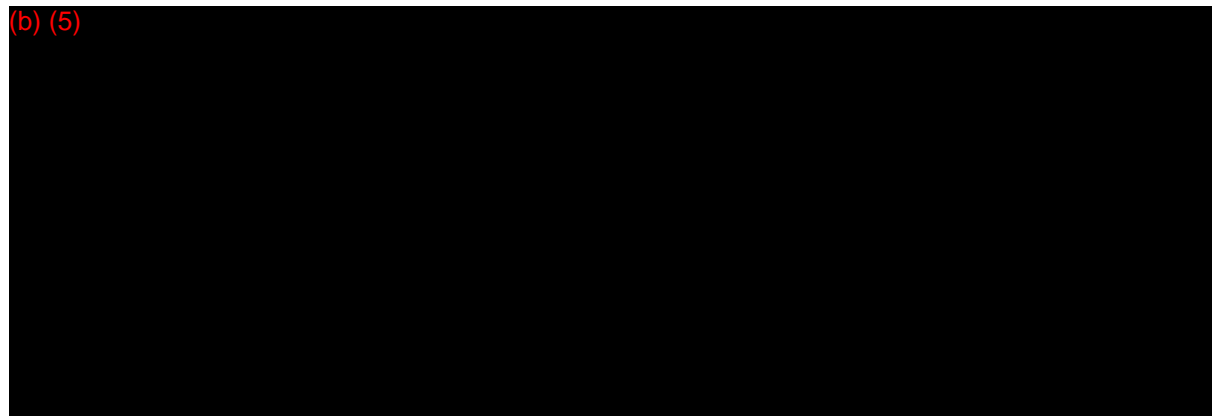
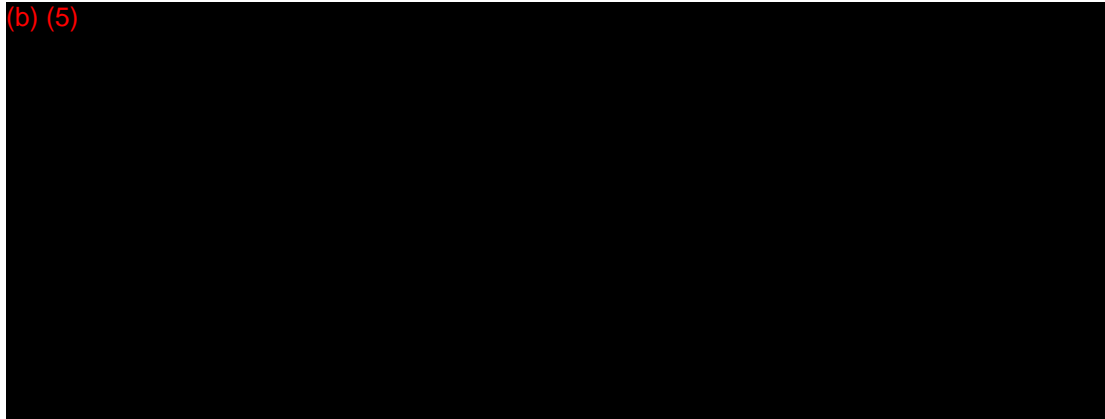
4.3.14.10 Access Panels:

- 4.3.14.10.1.1 Flush stainless steel at toilet areas.
- 4.3.14.10.1.2 Flush gypsum board surface with concealed hinges at public and office areas.
- 4.3.14.10.1.3 Fire rated steel at rated construction.

4.3.15 Hardware

4.3.15.1 General Notes

- 4.3.15.1.1 Fire rated openings to have closers and gaskets, as required by rating.
- 4.3.15.1.2 Corridors and building exits require approved exit hardware.
- 4.3.15.1.3 Provide extra heavy duty, Grade 1 hardware for all components.



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- 4.3.15.2.8 Closers: Provide heavy-duty non-sized closers with heavy-duty closer arms, adjustable to meet maximum opening force requirements of ADA and CBC if in California. Provide drop plates brackets and adapters as recommended by manufacturer according to site conditions. Provide closers meeting the requirements of UBC 7-2 and UL 10C Positive Pressure Tests. Mount closers on room side of corridor doors and stair side of stairway doors. Closers shall meet the _____ of ANSI A156.4

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- 4.3.15.2.10 Kick Plates/Armor plates: Provide kick plates – 10" tall x 2" less than door width x .050" thick; and armor plates – 34" tall x 2" less than door width x .050" thick. (At pairs provide plates for both doors – 1" less than door width.) Door Trim shall meet the requirements of ANSI/BHMA A156.6-05.
- 4.3.15.2.11 Push Plates/Pull Plates: Where specified in assigned hardware group, provide push plate – 6" x 16" x .050", and pull plate – 4" x 16" x .050" plate with 3/4" round x 8" CTC pull. Door Trim shall meet the requirements of ANSI/BHMA A156.6-05.
- 4.3.15.2.12 Stops: Provide stops as appropriate for opening/stop conditions, utilizing wall stops/bumpers, overhead stops, or stop arms on closers. Do not use floor stops unless specifically noted. Door Trim shall meet the requirements of ANSI/BHMA A156.6-05.
- 4.3.15.2.13 Auxiliary Hardware shall meet the requirements of ANSI/BHMA A156.16-08.

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- 4.3.15.2.14 Gasket: Where smoke gaskets are specified or required by fire rating, provide gasketing complying with UBC 7-2 AND UL-10C. Provide accessories, shims and fasteners as recommended by manufacturer. Gaskets are to be installed in accordance with BHMA A156.22 regarding air leakage as tested per ASTM E 283.
- 4.3.15.2.15 Weather-seal: Provide threshold, sweep, and weather-strip at all exterior openings. Weather-seal shall meet the requirements of ANSI/BHMA A156.22-05. Thresholds shall meet the requirements of ANSI/BHMA A156.21-09.
- 4.3.15.2.16 Finishes: Provide US-26D (satin chrome) and associated finishes as applicable for particular products. Finishes shall meet the requirements of ANSI/BHMA A156.18-06
- 4.3.15.2.17 Low Energy Automatic operators, ANSI A156.19 Heavy duty commercial grade. Provide complete with drop plates, bracket, or adapters for arms as required to suit details. Provide a terminal strip in an enclosed box near or above door that indicates connections for Security and Fire Alarm equipment and for electrified hardware items associated with proper door operation, as indicated by hardware group operational description. Refer to floor plans for type of actuation devices and bollards if required. Coordinate with Security Contractor for doors actuated by electronic access control system.

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4.3.16

- 4.3.16.1.1 Clear Float Glass (GL-1): 1/4-inch thickness; comply with ASTM C1036, Type I (transparent glass, flat), Class 1 (clear), Quality q3 (glazingselect).
- 4.3.16.1.2 Clear Tempered Glass (GL-1T): 1/4-inch thickness; comply with ASTM C1036, Type I (transparent glass, flat), Class 1 (clear), Quality q3(glazing select), and further processed to comply with ASTM C1048, Kind FT (fully tempered).

4.3.17 Gypsum Board Systems

- 4.3.17.1 Gypsum Board: 5/8-inch thick, Type X, ASTM C 1396/C 1396M, typical.
- 4.3.17.2 High Impact Resistant Gypsum Board: 5/8-inch-thick, Type "X", Fire Class A, abuse-resistant gypsum fiber interior panel with embedded fiberglass mesh in back of panel. Provide at loading dock areas and Secure Holding Rooms.
- 4.3.17.3 Tile Backer Board: Portland cement board, Type X as required, 5/8-inch thick.
- 4.3.17.4 Acoustical Insulation: ASTM C665, Type 1, semi-rigid mineral fiber un-faced blankets. Thickness: 2 or 3 inches as required by UL design requirements. For UL designs not requiring mineral wool insulation, use fiber-glass batt insulation, full thickness of stud.
- 4.3.17.5 Acoustical Sealant: Non-skinning, nondrying, non-staining sealant especially designed for sound control applications.
- 4.3.17.6 Framing Systems

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4.3.17.6.1 Metal Studs and Furring: ASTM C645 and meeting or exceeding flexural strength, allowable bending moment, and screw pull-out of a standard 33 mil thick stud.

4.3.18 Pharmacy Pass-throughs

4.3.18.1 Provide secure transaction drawer/pass through cabinet and window with amplified speak thru at Pharmacy Dispense/Consult windows.

4.3.18.2 Provide stainless steel, type 304, #4 finish, pass-through cabinet with mechanical interlock doors with clear tempered safety glass windows to comply with USP 800 clean air requirements at Pharmacy pass-through windows.

4.3.19 Radiation Shielding

4.3.19.1 For Radiology, Fluoroscopy, Mammography, CT Scan, and Dental X-Ray Rooms, obtain a radiation shielding report from the VA's physicist with recommendations based on radiology equipment.

4.3.19.2 Comply with requirements of the National Council on Radiation Protection and Measurement (NCRP) Report #49.

4.3.19.3 Provide lead lining of gypsum wall board, wood doors and hardware, hollow metal frames, and lead glass view window.

4.3.19.4 Lead sheet to be FS QQ-L-201, Grade C, thickness as required by physicist report but not less than 1/16 inch.

4.3.19.5 Shield walls to an elevation of 7 feet minimum.

4.3.20 Radio Frequency Shielding and Magnetic Shielding

4.3.20.1 Magnetic Resonance Imaging (MRI) Radio Frequency Interference Shielding: It is required that the RF shielded room and all penetrations through the RF Shielding, i.e., electrical plumbing, and venting be electrically isolated by 1000 ohms or greater and RFI filtered to meet the minimum attenuation level of 100dB (10 MHz-100 MHz) for plane wave and 90 dB (10 MHz-30 MHz) for magnetic wave.

4.3.20.1.1 Material should be brass-copper or aluminum which has been treated to prevent oxidation and all joints should be either welded or lapped and bolted.

4.3.20.1.2 Shielding to include wall, floor, door, and windows.

4.3.20.2 Magnetic Shielding System: Annealed steel plate, accessories and coordination of shielding work.

4.3.20.3 Applicable Standards: Comply with requirements of State and Local regulating agencies where standards and criteria apply. Comply with MIL-STD-220A and 285.

4.3.20.4 Employ Independent Testing Laboratory (ITL), experienced in testing and design of RF and magnetic shielded rooms, to review fabrication, design and installation, and perform tests of radio frequency shielding as required to ascertain correct functioning of shielding.

4.3.20.4.1.1 Correct part of work which is found to be deficient in electromagnetic shielding.

4.3.20.4.1.2 Provide second test of RF enclosure after construction is complete.

4.3.20.4.1.3 Submit certified test results.

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4.4 Interior Design

4.4.1 General Criteria

- 4.4.1.1 Refer to Appendix: Room Data Matrix – Interior Construction for finish requirements listed by room type.
- 4.4.1.2 Refer to sustainability guidelines as required by the GSA Form L100 Global Lease for additional product requirements for all interior finishes.
- 4.4.1.3 Provide finishes with flame spread and fire and smoke development to meet all applicable codes.

4.4.2 Acoustic Ceiling Tile

- 4.4.2.1 AT-1: Acoustical ceiling tile, standard size to be 24"x24"x 1", fine textured, non-fissured, humidity resistant, sag-resistant, mold-resistant, thermal resistant, minimum 35 CAC and .75 NRC., high light reflectance and with recycled content and low emitting VOC. Suspension system: 9/16" or 15/16" with or without gasketed grid.
 - 4.4.2.1.1 Location: Typical, unless otherwise noted.
- 4.4.2.2 AT-SP: Acoustical, scrubbable ceiling tile, standard size to be 24"x24"x 1", with vinyl-laminated or sealed face and sealed edges, humidity-resistant, thermal resistant, impact resistant, water repellent, high light reflectance, minimum .55 NRC and .35 CAC. with recycled content. Suspension system: 9/16" or 15/16" with or without gasketed grid.
 - 4.4.2.2.1 Location: Procedure rooms, utility rooms, kitchens and/or food service areas.
- 4.4.2.3 Rooms with exposed ceilings: IT support rooms including Main Computer Room, Telecommunication Room, and Entrance Facility Room to have exposed ceilings.

4.4.3 Ceramic Tile

- 4.4.3.1 Porcelain Tile (PT), Quarry Tile (QT) Ceramic Tile (CT): Provide tile that complies with ANSI A137.1 for types, compositions and other characteristics indicated.
- 4.4.3.2 Tile-setting system: ANSI A108.02. Provide complete tile-setting system consisting of materials by a single manufacturer and ANSI standards referenced by TCA installations methods specified in tile installation schedules and other requirements specified.
- 4.4.3.3 Waterproofing and Crack Isolation: Provide products and systems that comply with ANSI A118.12 for crack isolation and ANSI A118.10 for waterproofing, and as recommended by the membrane manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.
- 4.4.3.4 At above grade floor slabs, provide membrane waterproofing under floor finish in rooms/areas with floor drains. Extend waterproofing under entire area which slopes to the floor drain or which is subject to surface water; carry membrane up abutting vertical surfaces 3 inches minimum.

4.4.4 Resilient Flooring and Base

- 4.4.4.1 Resilient Flooring (RF) (RFT) (RSF) (WSF)
Slip Resistance of Flooring Materials: Provide materials with SCOF Dry Static Coefficient of Friction (SCOF) 0.5 or greater when tested in accordance with ASTM D2047.

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- 4.4.4.2 Resilient flooring shall not require any additional finish coatings or stripping of finishes.
- 4.4.4.3 Resilient Floor Tile (RFT): Minimum size to be 12" x 12" by 0.098" (2.5mm) thick. Wear layer to be 0.020" minimum. To conform to ASTM F 1066 - Standard Specification for Vinyl Composition Floor Tile. PVC and phthalate free or complies with REACH requirements.
- 4.4.4.4 Welded Seam Sheet Flooring (WSF): Commercial grade, ASTM F1913, homogeneous, sheet flooring with minimum wear layer of 0.079 inch and overall thickness of 0.05 inch with heat or chemical welded seams. PVC and phthalate free or complies with REACH requirements. Integral base where noted on Room Finish Schedule.
- 4.4.4.5 Resilient Sheet Flooring (RSF): Commercial grade, ASTM F1303, heterogeneous, PVC and phthalate free or complies with REACH requirements, sheet flooring with minimum wear layer of .020" and overall thickness of .05". With or without heat or chemical welded seams.
- 4.4.4.6 Rubber Flooring (RF): Commercial grade, ASTM F1859, vulcanized rubber sheet or tile flooring with minimum overall thickness of 2.0mm for new construction and 3.0 mm for existing, renovated spaces, Pharmacy or Therapy gyms. With or without heat or chemical welded seams. PVC and phthalate free or complies with REACH requirements.
 - 4.4.4.6.1 Resilient Base (RB): 1/8-inch thick, 4" high minimum base, to meet ASTM F1861. Material to be vinyl (phthalate free) or rubber. Location: Coved at resilient flooring, where integral base is not used, and straight at carpeting.
- 4.4.5 Carpeting
 - 4.4.5.1 Carpet Tiles (CPT): Commercial grade, ASTM E84, 6,6 nylon with recycled content, loop pile, with PVC free backing. Minimum carpet density of 6.0.
 - 4.4.5.1.1 Adhesive: Low VOC type recommended by carpet manufacturer.
 - 4.4.5.1.2 Edge Strips: Vinyl tee edge cover with extruded aluminum carpet edgeguard stripping, color as selected from manufacturer's standard colors, with concealed teeth to grip carpet from below.
- 4.4.6 Concrete Floor Treatment
 - 4.4.6.1 Concrete Sealer (CS): 30 percent clear, non-yellowing, waterborne, membrane-forming curing and sealing compound: ASTM C1315, Type 1, Class A, minimum 30 percent total solids. Comply with ACI 301.
- 4.4.7 Fiberglass-Reinforced Panels
 - 4.4.7.1 Fiberglass-reinforced panels (FRP): Gelcoat-finished, glass-fiber reinforced plastic panels complying with ASTM D 5319. Fire-Rating per ASTM E 84: Class A. Nominal thickness: 0.09 inch.
- 4.4.8 Painting
 - 4.4.8.1 Interior painting: Paint (P) and Epoxy Paint (EP): Paint surfaces with primer and two finish coats that are compatible with one another as demonstrated by manufacturer or field experience, unless otherwise indicated
 - 4.4.8.2 Materials: Use Low VOC, low odor latex top coats where indicated.

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- 4.4.8.2.1.1 Paint the following items and surfaces:
- 4.4.8.2.1.2 Ceilings: Flat latex.
- 4.4.8.2.1.3 Walls - gypsum wallboard: Satin latex.
- 4.4.8.2.1.4 Walls - concrete block: Semi-gloss latex with block filler.
- 4.4.8.2.1.5 Hollow metal doors and frames: Semi-gloss latex over alkyd primer.
- 4.4.8.2.1.6 Exposed structure above: Latex dryfallout.
- 4.4.8.2.1.7 Exposed structure above: No finish.

4.4.9 Wall Protection

- 4.4.9.1 Rigid Wall Covering (RWC): Nominal thickness .060 inch, high-impact, PVC-free, standard texture, chemical and stain resistant, with vertical, inside and outside trims. To comply with ASTM E84, ASTM F476 and ASTM D543.
- 4.4.9.2 Corner Guard (CG): Surface mounted assembly for angled corner consisting of a continuous aluminum retainer and vinyl/alloy extrusion in standard texture with ¼ inch corner radius. Size to be 2" width each way from corner. Height to be full height from top of base to lowest point of ceiling or soffit above.
 - 4.4.9.2.1 Location: Provide at all outside exposed corners in public, patient, and cart traffic areas.
- 4.4.9.3 Corner Guard – Stainless Steel (CG-SS): Surface mounted stainless steel, 3-1/2" wing size, full height, 16 gauge in Kitchen and/or Standard Grade, #4 satin finish.
 - 4.4.9.3.1 Location: Provide at all outside exposed corners in food service areas, loading dock area and back corridor and heavy use equipment storage areas.

4.4.10 Window Shades

- 4.4.10.1 Roller Window Shades
 - 4.4.10.1.1 Manually operated window shade, chain driven, vertical roll-up, stainless steel bead chain with hold down clips, extruded aluminum rollers, and bottom slats. Aluminum headbox with endcaps and fascia with powder coat finish. Light gap reduction channels available for black out shades. PVC-free shades, Flame-Resistance Ratings: NFPA 701. Comply with WCMA A 100.1. Window treatments should not compromise patient safety.
 - 4.4.10.1.1.1 Locations:
 - 4.4.10.1.1.1.1 Semi-Transparent to be typical, unless otherwise noted.
 - 4.4.10.1.1.1.2 Black-out at conference rooms, tele-medicine rooms.

4.4.11 Carpet Walk-Off Mat

- 4.4.11.1 Modular Carpet Walk Off Mat (MAT)

Textured loop modular tile, solution dyed nylon with recycled content and soil/stain protection, minimum 5/32" gauge, 6500 density, 8,5 stiches per inch and 27-36 oz/yd face weight. Non-woven primary backing. Secondary backing to be high performance, thermoplastic polymer with fiberglass reinforcing layer and not less than 19% recycled content. Secondary backing to be 100% recyclable at the end of its useful life.

 - 4.4.11.1.1 Locations: Vestibules, extend into reception/lobby space as required to provide 20'-0" minimum of walk-off length.

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4.4.12 Manufactured Wallcovering

4.4.12.1 Prefinished wood veneer wall covering, PVC-free vinyl wallcovering, textile wallcovering, and synthetic textile wallcovering (VWC).

4.4.12.1.1 Wall materials to comply with applicable codes and rated for commercial use.

4.4.12.1.2 Wood products to be certified as FSC pure or certified according to standards of Programme for the Endorsement of Forest Certification.

4.4.12.1.3 Vinyl, textile and synthetic textile wallcovering products to be provided from same production run and meet Type II standards.

4.4.12.1.4 Digital wallcovering to use high resolution digital image printing on a Type II substrate with abrasion resistant and stain resistant top coat finishes.

4.4.12.1.5 Adhesives to be water based low VOC, commercial heavy-duty and clear. Use breathable primers prior to installation of wallcovering. Materials to be mildew-resistant and non-staining to wallcovering. Do not install over existing wallcovering.

4.4.12.1.5.1 Locations: Not to exceed 30% of wall space in reception and/or lobby spaces, install on interior walls only; paint only on exterior walls.

4.4.13 Resinous Flooring and Base

4.4.13.1 (RES) Methyl Methacrylate or MMA, Acrylic Resin System by BASF Corporation.

4.4.13.1.1 Materials: MasterTop 1851 SRS CF Methyl Methacrylate (MMA) Acrylic Resin System, MasterTop SRS 41P Primer/Sealer, MasterTop 1817 SRS PC Polymer Concrete, MasterTop SRS 61BC Self-Leveling Topping, MasterTop SRS 71TC Colorless Topcoat Resin, BASF Color Flake Blend.

4.4.13.1.2 Acceptable alternative manufacturers: Key Resin, Flowcrete, and Tennant.

4.4.13.1.2.1 Locations: Hazardous waste storage

4.4.14 Privacy Curtains / Screens

4.4.14.1 Privacy Curtains / Screens – In extenuating conditions, disposable privacy curtains, portable screens, integrated blinds in glass, or other similar systems must be considered. If, due to specific existing conditions or operational requirements, it is not possible to provide a visually private patient changing area, the facility must establish a policy to ensure patient privacy while changing.

4.4.14.1.1 Examination, procedure, and treatment rooms - provide privacy curtains/screens to encompass adequate space for the healthcare provider to perform examination unencumbered by the curtain and provide a visually private patient changing area that allows the provider to remain in the room.

4.4.14.1.2 Exception: Patient care rooms where a patient does not have potential for exposure of breast or genital areas.

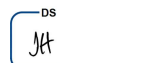
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4.7 Mechanical

4.7.1 References

4.7.1.1 The following publications shall be referenced for applicable systems calculations and design information.

4.7.1.1.1 ASHRAE Handbooks.

4.7.1.1.2 ASPE Handbooks.

4.7.2 HVAC Design Basis

4.7.2.1 Indoor design conditions:

4.7.2.1.1 Health care function design conditions shall be in compliance with the requirements of the FGI Guidelines and ASHRAE Standard 170, with the Appendix 5.1 Room Data Matrix taking precedence and/or indicating required space design conditions when the FGI Guidelines do not fully address a space or room type.

4.7.2.1.2 General Office and Non-Patient Space Design Conditions:

4.7.2.1.2.1 Summer: 75 degrees F and 60 percent RH.

4.7.2.1.2.2 Winter: 70 degrees F.

4.7.2.1.3 Imaging Equipment Space Design Conditions - Unless equipment manufacturer requirements state otherwise, the space design conditions shall be:

4.7.2.1.3.1 Summer: 72 degrees F and 50 percent RH.

4.7.2.1.3.2 Winter: 72 degrees F and 30 percent RH.

4.7.2.1.4 Data Centers/Computer Rooms:

4.7.2.1.4.1 Space and equipment configuration shall maintain an average rack-face inlet temperature range of 72°F to 81°F.

4.7.2.1.4.2 For humidity levels, comply with recommendations in ASHRAE 2012a - Thermal Guidelines for Data Processing Environments.

4.7.2.1.5 Basic MEP Equipment Room Design Conditions:

4.7.2.1.5.1 Heating: 70 degrees F.

4.7.2.1.5.2 Cooling: 80 degrees F.

4.7.2.1.6 Loading Docks:

4.7.2.1.6.1 The space shall be maintained at a minimum of 60 degrees F and shall have provisions to limit the intrusion airborne particulate and insects through dock door openings.

4.7.2.2 Outdoor design conditions:

4.7.2.2.1 ASHRAE 99.6% (winter) and 0.4% (summer) conditions associated with the site-specific location.

4.7.2.3 Outside Air Ventilation:

4.7.2.3.1 Patient Care Spaces: Per FGI Guidelines/ASHRAE 170.

4.7.2.3.2 General Office and Non-Patient Spaces: Per ASHRAE 62.1

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4.7.4 Exhaust Systems

- 4.7.4.1 Provide exhaust fans to provide general exhaust for toilet rooms, janitor's closets, soiled utility rooms and similar spaces.

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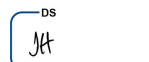
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SECTION 4
TECHNICAL NARRATIVE

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4.7.6 Hot Water Heating System

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4.7.7 Humidification System

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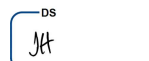


4.7.8 HVAC Piping Systems

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SECTION 4
TECHNICAL NARRATIVE

- 4.7.8.4.1 When propylene glycol is used, the freezing point of the glycol solution shall be at least 5°F lower than the minimum annual extreme daily temperature, to prevent the formation of crystals.

4.7.9 Air Distribution and Duct Systems

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4.7.10 HVAC Insulation Systems

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SECTION 4 TECHNICAL NARRATIVE

4.7.11 Vibration Isolation

- 4.7.11.1 Vibration isolators shall be provided for all fans and pumps.
- 4.7.11.2 Vibration isolation hangers and connections shall be provided on pipe and ductwork connected to vibrating equipment.

4.7.12 HVAC Sound Control

- 4.7.12.1 Health care function design conditions shall be in compliance with the requirements of the FGI Guidelines, with the Appendix 5.1 Room Data Matrix taking precedence and/or indicating required space design conditions when the FGI Guidelines do not fully address a space or room type.
- 4.7.12.2 Additionally, unless noted otherwise,
 - 4.7.12.2.1 Private Offices shall be NC-40
 - 4.7.12.2.2 Public Areas, open office, or multi-occupant areas shall be NC-45

4.7.13 Testing, Adjusting and Balancing

- 4.7.13.1 An independent third party NEBB, ABBC or TABB certified test and balance contractor shall be hired by the general contractor to balance all air and hydronic systems within project scope. All ductwork shall be constructed and properly sealed in accordance with applicable energy code requirements. All ducts operating at 2 inches water gauge (wg) or greater shall be pressure tested based on code requirements for 3 in wg or greater pressure classification.
- 4.7.13.2 The balance contractor shall review all plans, components, access, etc. to ensure balancing activities may be successfully performed. If used, a specific review of the ceiling plenum return air path and its impact on the building performance shall be included in the review.

4.7.14 Automatic Temperature Control Systems

- 4.7.14.1 The temperature controls shall be direct digital control (DDC) system BACnet or Lonmark compatible. A computer operator workstation, printer, software and wiring shall be provided. The control system shall be accessible via the Internet with the VA dictating the level of access for the system.
- 4.7.14.2 Dedicated thermal control zoning (thermostats) shall be provided for each corner space, each conference room (or similar), and each Radiology or Procedure room (or similar dedicated spaces). For typical blocks of rooms arranged together, every 3 exterior offices or exam rooms, or every 4 interior offices or exam rooms shall be permitted on a single zone.
- 4.7.14.3 For densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 square feet), install a CO2 sensor within each occupied space.
- 4.7.14.4 Controls capabilities shall be included to accommodate systems where partial redundancy configuration are employed, and the ability to load shed and shift available function and capacity to strategic spaces (such as MRI, Pharmacy, Procedure, etc). Review and coordinate with the affiliated local VA the priority determination of such spaces based on rooms included in the PFD.

4.7.15 Special Conditions

SECTION 4 TECHNICAL NARRATIVE

- 4.7.15.1 Room Pressurization: Health care function design conditions shall be in compliance with the requirements of the FGI Guidelines, with the Appendix 5.1 Room Data Matrix taking precedence and/or indicating required space design conditions when the FGI Guidelines do not fully address a space or room type.
 - 4.7.15.1.1 Positive air balance is designated as (+)
 - 4.7.15.1.2 More positive air balance is designated as (++)
 - 4.7.15.1.3 Negative air balance is designated as (-)
 - 4.7.15.1.4 More negative air balance is designated as (--)
 - 4.7.15.1.5 If the room is not indicated with a specific pressure relationship (blank) or is indicated with NR then there is no requirement.
- 4.7.15.2 Imaging Areas:
 - 4.7.15.2.1 For HVAC ducts, pipes and devices penetrating shielded walls and ceilings, ensure coordination with the architectural discipline and provide treatment as specified by the equipment manufacturer and medical physicist.
 - 4.7.15.2.2 Provide booster humidification systems as may be necessary to comply with acceptable environmental ranges as prescribed by equipment manufacturers.
 - 4.7.15.2.3 For MRI areas, provide cryogen quench vent systems, and dedicated emergency exhaust systems in accordance with manufacturers recommendations.
- 4.7.15.3 Pharmacy Clean Rooms: Evaluate the use of dedicated or additional air moving equipment in lieu of a common AHU only, to isolate the stricter temperature/humidity needs and high-static branch circuit to avoid penalizing the entire air handling unit.

SECTION 4 TECHNICAL NARRATIVE

4.8 Plumbing

4.8.1 References

4.8.1.1 The following publications shall be referenced for applicable systems calculations and design information.

4.8.1.1.1 ASPE Handbooks.

4.8.1.1.2 ASHRAE Handbooks.

4.8.2 Plumbing Design Basis

4.8.2.1 Domestic Water Service

4.8.2.1.1 Incoming service water pressure shall be ascertained to determine if adequate pressure is available on site to serve the facility without the use of booster pumps. Coordinate with the water supplier to provide and evaluate historical water data during all seasons.

4.8.2.1.1.1 If booster pumps are required, they shall be arranged to provide at least 50% redundancy and shall utilize variable speed drives for pressure control.

4.8.2.2 Domestic Water Heating

4.8.2.2.1 A central domestic water heating system shall consist of water heaters that will provide at least 50% redundancy. If storage type heaters are utilized, they shall be set to 140 degrees F and a thermostatic mixing valve incorporated to temper the water to 115 degrees for domestic use.

4.8.2.2.2 A looped hot water recirculation system with a bronze in-line recirculation pump shall be provided.

4.8.2.3 Domestic Water Treatment

4.8.2.3.1 The hardness and other characteristics of the incoming domestic water shall be evaluated.

4.8.2.3.1.1 Should the water hardness level be higher than 100 ppm of CaCO₃, then a water softening system shall be utilized for the hot water heating components and distribution.

4.8.2.3.1.2 Should the water hardness level be higher than 205 ppm of CaCO₃, then a water softening system with at least 50% redundancy shall be utilized for the entire facility.

4.8.2.3.2 The facility water system shall have a building program for risk assessment and Legionella mitigation provisions as needed to comply with ASHRAE Standard 188.

4.8.2.4 Sump Pumps and Sewage Ejectors

4.8.2.4.1 If required, 50/50 duplex submersible sump pump and/or sewage ejector systems shall be utilized.

4.8.3 Materials

4.8.3.1 Domestic Water Piping:

4.8.3.1.1 All water piping installations shall have a minimum pressure rating of 100psi at 180°F

4.8.3.1.2 Type L copper tube, with compatible joints and fittings.

4.8.3.1.3 Type 304 or 316 stainless steel Schedule 10 pipe, with compatible joints and fittings.

4.8.3.1.4 Schedule 40 galvanized steel, with compatible joints and fittings.

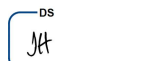
SECTION 4 TECHNICAL NARRATIVE

- 4.8.3.1.5 PEX and other plastic pipe materials are not acceptable for standard water distribution.
- 4.8.3.1.6 Provide isolation valves on branch and lateral lines to reduce the amount of space that can get disrupted for maintenance and repair efforts. Also provide isolation valves at each equipment connection.
- 4.8.3.2 Sanitary, Storm, Vent, and Clear Water Waste Systems
 - 4.8.3.2.1 Aboveground:
 - 4.8.3.2.1.1 Cast-Iron pipe, with compatible joints and fittings.
 - 4.8.3.2.1.2 Type DWV Copper Tube, with compatible joints and fittings.
 - 4.8.3.2.1.3 Type 304 or 316 stainless steel pipe, with compatible joints and fittings.
 - 4.8.3.2.2 Underground:
 - 4.8.3.2.2.1 Cast-Iron pipe, with compatible joints and fittings.
 - 4.8.3.2.2.2 Type DWV Copper Tube, with compatible joints and fittings.
 - 4.8.3.2.2.3 Type 304 or 316 stainless steel pipe, with compatible joints and fittings.
 - 4.8.3.2.2.4 Schedule 40 PVC pipe, solid wall, with compatible joints and fittings.
- 4.8.3.3 Provide overflow roof drain inlets and piping system independent to stormwater piping serving roof drains.
- 4.8.3.4 Floor drains shall not be provided in single user toilet rooms unless required by local or state code provisions.
- 4.8.3.5 Plumbing Fixtures
 - 4.8.3.5.1 Fixtures shall be commercial or institutional grade.
 - 4.8.3.5.2 Water closets for public areas shall be vitreous china wall hung with water efficient flushometer valves.
 - 4.8.3.5.3 Urinals for public areas shall be vitreous china wall hung with water efficient flushometer valves.
 - 4.8.3.5.4 Lavatories and hand wash sinks shall be impervious construction, with gooseneck spouts (equipped with laminar flow outlets), wrist blade handles, and have dimensional combinations in compliance with the FGI Guidelines.
 - 4.8.3.5.5 Fixtures shall be ADA accessible where required.
 - 4.8.3.5.6 Bariatric fixtures shall be provided when the site-specific program dictates a need for such provisions.
- 4.8.4 Plumbing Insulation Systems
 - 4.8.4.1 Hot Water Supply and Recirculation Piping:
 - 4.8.4.1.1 Insulation systems shall conform to applicable Energy Code requirements and current NAIMI standards.
 - 4.8.4.1.2 Insulation on hot piping shall have thickness sufficient to prevent skin injury due to excessive temperature.
 - 4.8.4.2 Cold Water Supply Piping: Insulation shall include vapor retarders and shall have thickness sufficient to prevent condensation.
 - 4.8.4.3 Rainwater Piping: Insulation shall include vapor retarders and shall have thickness sufficient to prevent condensation.
 - 4.8.4.4 Outdoor exposed insulation shall be protected from the elements with a fully sealed outer covering that is UV protected and has a minimum puncture resistance rating of 55 lbs.
- 4.8.5 Medical Gases
 - 4.8.5.1 Unless the clinical program dictates cost-effectiveness otherwise, central piped medical gases are not intended for the facility. Portable cylinders will be used for medical gas needs.
- 4.8.6 Special Conditions

SECTION 4
TECHNICAL NARRATIVE

- 4.8.6.1 Imaging Areas: For pipes and devices penetrating shielded walls and ceilings, ensure coordination with the architectural discipline and provide treatment as specified by the equipment manufacturer and medical physicist.
- 4.8.6.2 Dental Facilities:
 - 4.8.6.2.1 Provide a central piped dental oral evacuation distribution system, with vacuum pump package, as necessary to support the program.
 - 4.8.6.2.2 Provide a central piped dental air distribution system, with compressor package, as necessary to support the program.
- 4.8.6.3 Provide connections to and pipe distribution systems for high purity water systems for use in laboratory and other special use areas, as necessary to support the program.
- 4.8.6.4 Provide connections to and pipe distribution systems for specialty gases for use in laboratory and other special use areas, as necessary to support the program.


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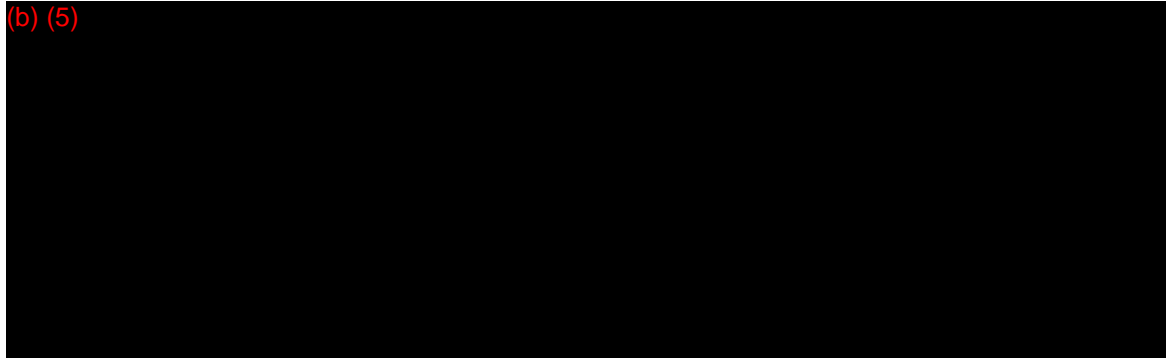
SECTION 4
TECHNICAL NARRATIVE

4.9 Electrical

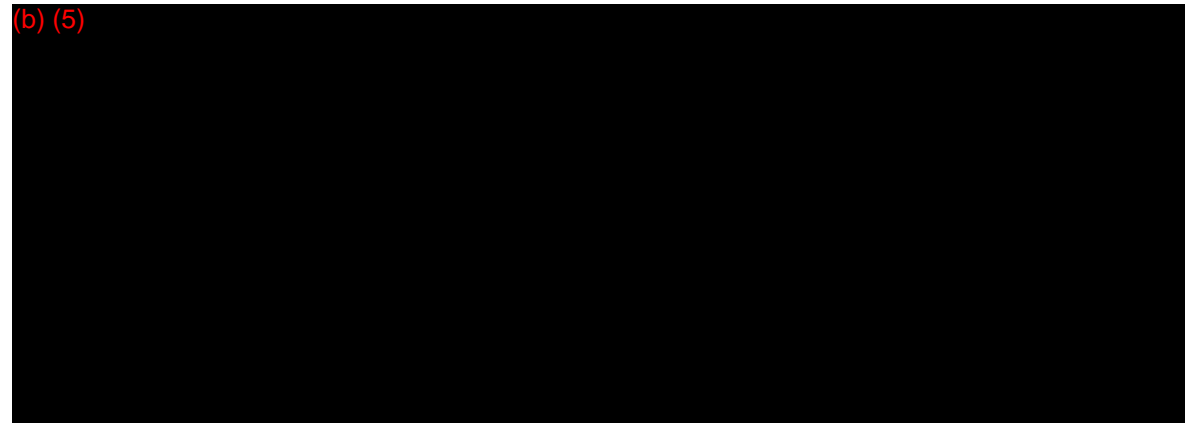
4.9.1 Electrical Project Scope

4.9.1.1 Electric Utility Service

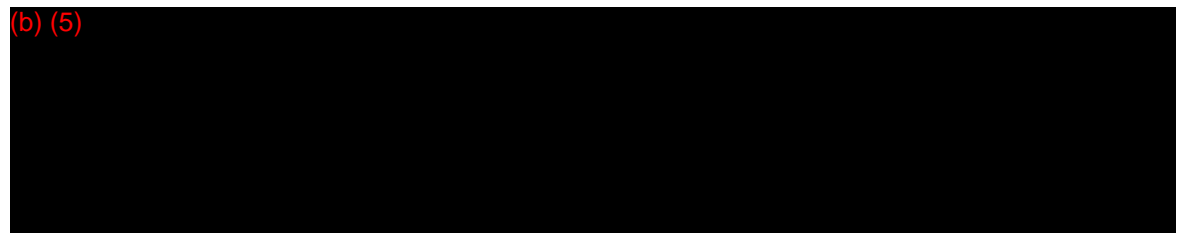
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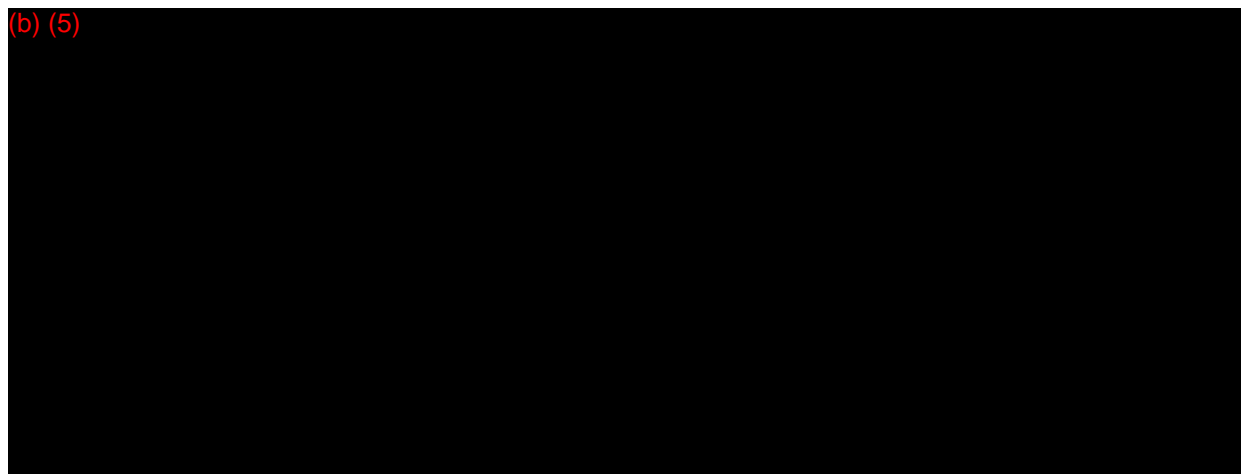
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SECTION 4 TECHNICAL NARRATIVE

4.10 Lighting Scope

4.10.1 Interior Lighting: Lighting systems appropriate for the task and design of the space will be selected. Lighting levels will meet or exceed IES recommended lighting levels.

4.10.1.1 Lighting installations will be designed to meet Federal and local energycode requirements and Green Globes requirements.

4.10.2 Indoor Lighting Specifics

4.10.2.1 Interior spaces are described below, with maintained illumination levels and luminaire types. Refer to room matrix for specific requirements.

4.10.2.2 Design will utilize energy efficient LED sources.

4.10.2.3 LED exit signs will be used throughout, polycarbonate housings throughout office and 'back of house' areas and brushed-aluminum housings throughout public areas.

4.10.3 Exterior Lighting Specifics

4.10.3.1 Exterior lighting to be a combination of pole mounted luminaires and building mounted luminaires as required.

4.10.3.2 Refer to lighting matrix for exterior lighting requirements.

4.10.3.3 All exterior lighting will be LED unless noted otherwise.

4.10.3.4 Emergency egress lighting will be supplied by connection to generator.

4.10.3.5 Exterior: Building-mounted exterior lighting at entrances/exits from the building will be circuited and controlled to serve as egress lights.

4.10.4 Lighting Controls:

4.10.4.1 Individual offices, conference rooms, toilet rooms, storage rooms, classrooms, and other enclosed rooms less than 1000 square feet will be provided with occupancy sensors or vacancy sensors to automatically control lighting. Refer to room matrix for lighting control requirements.

4.10.4.2 Open offices, corridors, waiting areas, lobbies, and other large or unenclosed public spaces will be controlled by a microprocessor-based lighting control panel system consisting of line-voltage relays controlled through the microprocessor based on remote low-voltage switch stations and astronomic timeclock input. Refer to room matrix for lighting control requirements.

4.10.4.3 Local dual-level switching or dimming will be provided in work and office areas to allow occupant selection of lighting level. Refer to room matrix for lighting control requirements.

4.10.4.4 Automatic daylight switching or dimming controls will be provided in all daylight zones.

4.10.4.5 Exterior lighting will be controlled by exterior photocell and astronomic timeclock input through the lighting control relay panel system.

4.10.5 Luminaires:

4.10.5.1 Luminaires will be provided complete with lamps, ballasts, drivers, and all necessary accessories and mounting hardware. Luminaires will be compatible with ceiling or wall systems.

4.10.5.2 Lensed troffers: Flush aluminum doors, 0.156" min A19 prismatic acrylic lens

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- 4.10.5.3 Downlights: Semi-specular clear Alzak reflector with low iridescent finish, self-trimming
- 4.10.5.4 LED luminaires: 80 minimum CRI, L70 service life of 50,000 hours minimum, 5-year warranty
- 4.10.6 LED Drivers
 - 4.10.6.1 Minimum efficiency of 85%
 - 4.10.6.2 20% THD or less
 - 4.10.6.3 Dimmable in spaces where dimming controls are indicated in Lighting Scope section
- 4.10.7 Lighting Control Panels: Microprocessor-based control system with electrically-held relays for control of lighting loads. Multiple panels shall be networked together with signal cabling. Low-voltage momentary switches located throughout building as necessary for control intent.
- 4.10.8 Occupancy and Vacancy Sensors:
 - 4.10.8.1 Wallbox passive infrared
 - 4.10.8.2 Ceiling-mounted dual-technology
- 4.10.9 Dimmers: Low voltage connection to ballast or driver for 0-10V control. Fluid slide movement allows fine adjustment of light level over the entire dimming range. Integral push on/off preset switch permits switching the lighting without disturbing the light level setting.

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4.11 Telecommunications

4.11.1 Scope of work:

4.11.1.1 The Lessor shall provide the following:

4.11.1.1.1 Telephone cabling, pathways (conduit and cable tray), outlets, faceplates, terminal blocks, backboards, cable terminations and cable testing.

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**SECTION 4
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- 4.11.8.1.1.1 The Lessor will provide the following: Video cabling, pathways (conduit and cable tray), outlets, faceplates, amplifiers, splitters, backboards, cable terminations and cable testing.
- 4.11.8.1.1.2 The VA will provide the following: Video recorders, video signal processors, and Monitors.
- 4.11.8.1.2 A wired television distribution system connected to an antenna system or cable TV utility will be provided. Cabling will consist of 0.50" hardline or RG-11 trunk distribution cabling and RG6 horizontal cabling. Splitters and line amplifiers shall support 750 MHz minimum video bandwidth.
- 4.11.8.1.2.1 Splitters and amplifiers shall be located in the Main Computer Room and Telecommunications Rooms.
- 4.11.8.1.2.2 Refer to room matrix for outlet locations.
- 4.11.8.2 Nurse Call System
 - 4.11.8.2.1 Provide tone/light nurse call system with patient stations, toilet stations, emergency call stations, staff/duty stations, master station/annunciator, dome lights and area indicators, power supplies and additional accessories as required.
 - 4.11.8.2.1.1 Refer to room matrix for locations.
 - 4.11.8.2.1.2 Nurse Call equipment shall be located in Main Computer Room and Telecommunications Rooms.

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- 4.11.8.7 Public Address (PA):
 - 4.11.8.7.1 Provide public address and mass notification (PA) system(s) covering the full VA space. Ceiling mounted speakers shall be located a maximum of 20' If center to center throughout the clinic. The system shall be capable of being dialed into from any telephone for paging. System shall have the capability of paging each zone of the building separately, or to page the entire building. The number of zones to be determined based upon the size of the facility. Review zones with the government during design. The head-end equipment for the public address system shall reside within the telecommunications rooms.

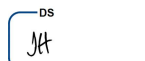
**SECTION 4
TECHNICAL NARRATIVE**

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4.11.8.9 Wireless Communications

- 4.11.8.9.1 Construct building for wireless capabilities. The Lessor shall provide Guest WiFi access including installation, design, service, and operational costs. The Wireless system shall be designed to provide 100% coverage with established signal strength and through heat maps as identified by a wireless pre and post area coverage survey and frequency coordination study. Ensure sufficient signal strength to provide "Excellent" signal strength in the Waiting and Reception areas, and "High" signal strength throughout the rest of the Clinic Proper. Wi-Fi may be unsecured and may be from common or adjacent multi-tenant space, provided the system is managed by the Lessor and is not another tenant's signal. The guest WiFi system should be separate from and with no access to VA network.
- 4.11.8.9.2 The Lessor shall provide materials and installation for the VA WiFi network. The VA will develop a coverage area map noting where the WiFi access points will go. The Lessor shall provide cabling to these locations. The Lessor shall install the VA-provided AP's at these locations.


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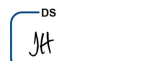
**SECTION 5
APPENDIX**

SECTION 5 - APPENDIX

5.1 Room Data Matrix

5.2 Hardware Groups and Modifiers


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ROOM DATA MATRIX						INTERIOR CONSTRUCTION								NOTES
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	
1	(b)(5)	Audiology Rehabilitation / Counseling Room	(b)(5)	AUDIOLOGY REHABILITATION / COUNSELING ROOM	CONSULTATION	CPT, RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"	--
2		Hearing Aid Testing Lab/ Shop		AUDIOLOGY HEARING AID TESTING	--	RFT	RB	p	--	--	40	AT	9'-0"	--
3		Audiology Programming / Fitting, Hearing Aid Fitting Room		AUDIOLOGY HEARING AID FITTING	EXAMINATION	CPT	RB	P	--	--	60	AT	9'-0"	--
4		Audiometric Exam Suite, Exam - Audiometric Booth, Aud. Suite - Audiometric Exam		AUDIOMETRIC EXAM BOOTH	EXAMINATION	Pre-Fab	Pre-Fab	Pre-Fab	--	--	SEE EQUIP LIST	Pre-Fab	8'-0"	--
5		Electrophysiology		PHYSIOLOGY EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--	
6		Vestibulography		LOGOGRAPHY TREATMENT	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--	
7	(b)(5)	Conference Room, Group Room, Conference Room (VTEL and TELEHEALTH Ready), Training - Educational - Conference Room	(b)(5)	CONFERENCE ROOM	---	CPT	RB	P	RWC	4'-0"	40	AT	9'-0"	17
8		Exam PACT, Exam Room - Multi-Specialty, Exam / Treatment, Exam - Consult, Consult Room- PACT		EXAM ROOM	EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	10
9		Exam, Womens Health		EXAM, WOMENS HEALTH	EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	10
10		Lab, General OP Clinic		LAB, GENERAL OP CLINIC	---	WSF	WSF	EP	--	--	40	AT-SP	9'-0"	3
11		Blood Specimen Collection, Alcove - Specimen Collection Point of Care (also for Substance Abuse plus Coumadin)		SPECIMEN COLLECTION	---	WSF	WSF	EP	--	--	40	AT/GWB-PT	9'-0"	3
12		Consult, Consultation Room, Consultation Room - Homeless Outreach, Consultation Room - Pharmacy, Consult - Mental Health		CONSULT	CONSULTATION	CPT, RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"	--
13		Exam/Treatment Optometry		EXAM/TREATMENT OPTOMETRY	TREATMENT	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--
14		Fitting & Dispensing, Eyeglasses		FITTING & DISPENSING, EYEGLASSES	--	CPT, RSF or RFT	RB	P	--	--	--	AT	9'-0"	--
15	(b)(5)	Low Vision Exam/ Therapy/ Training	(b)(5)	LOW VISION EXAM/ THERAPY/ TRAINING	EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--
16		Pre-Testing/ Intake		PRE-TESTING/ INTAKE	EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--
17		Visual Fields Room, Visual Fields Room (OCT, VF Machine)		VISUAL FIELDS ROOM	EXAMINATION	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	--
18		PACT Team Work Space, Team Work Area- Home Based Primary Care		PACT TEAM WORK SPACE	--	CPT, RSF or RFT	RB	P	RWC	4'-0"	--	AT	9'-0"	--
19		Scale Alcove - Accessible		SCALE ALCOVE	--	RF, RFT, or RSF	RF or RB	P	RWC	4'-0"	--	AT	9'-0"	6
20		Pharmacy, Pharmacy, PACT 3 (Controlled Substance) (w/3 AutoDispensing)		PHARMACY	--	RF	RB	P	--	--	--	AT	9'-0"	--
21		Dispense/Consult Window, Workroom, Pharmacist		PHARMACY DISPENSING WINDOW	--	RF	RB	P	--	--	--	AT	9'-0"	--
22		Medication Alcove, Medication Room		MEDICATION ALCOME	--	RFT or RSF	RB	P	RWC	5'-0"	--	AT	9'-0"	--
23		Reception, Information Desk, Travel Window, Reception - Accessible		RECEPTION	--	CPT, RSF or RFT	RB	P	--	--	--	AT	9'-0"	--
24	(b)(5)	Copy Alcove, Copy Workroom	(b)(5)	COPY ALCOVE	--	CPT, RSF or RFT	RB	P	--	--	--	AT	9'-0"	6

ROOM DATA MATRIX				INTERIOR CONSTRUCTION									NOTES
ROW NO.	ROOM NAMES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	Notes	
25	Office/ Treatment Speech-Language Pathology	OFFICE/ TREATMENT SPEECH-LANGUAGE PATHOLOGY	EXAMINATION	CPT, RSF or RFT	RB	P	-	-	SEE FGI	AT	9'-0"	-	
26	General Toilet, Patient - Toilet, Toilet - Police, Toilet - Family, Toilet - Female Staff, Toilet - Male Staff, Toilet - Procedure Room, Toilet - Public, Toilet - RF Patient, Toilet - Women's Health, Toilet - Female, Toilet - Family Assist	TOILET	TOILET ROOM	PT	PT	P	CT	7'-0"	SEE FGI	AT	9'-0"	1,2	
27	Toilet, Specimen	TOILET, SPECIMEN	TOILET ROOM	PT	PT	P	CT	7'-0"	SEE FGI	AT	9'-0"	1,2	
28	Procedure, General	PROCEDURE, GENERAL	TREATMENT	WSF	WSF	EP	RWC	4'-0"	SEE FGI	AT	9'-0"	3	
29	Clean Utility	CLEAN UTILITY	-	RFT	RB	P	RWC	4'-0"	40	AT	8'-0"	-	
30	Soiled Holding	SOILED HOLDING	-	WSF	WSF	P	RWC	4'-0"	40	AT	8'-0"	3	
31	Tele-Health, Exam-Telehealth	TELE-HEALTH	EXAMINATION	CPT, RSF or RFT	RB	P	-	-	SEE FGI	AT	9'-0"	-	
32	Tele-Retinal	TELE-RETINAL	EXAMINATION	CPT, RSF or RFT	RB	P	-	-	SEE FGI	AT	9'-0"	-	
33	Radiology, ES- General Purpose Radiology Room	RADIOLOGY	TREATMENT	WSF	RB	P	-	-	SEE FGI	AT	9'-0"	5	
34	Ultrasound	ULTRASOUND	EXAMINATION	WSF, RSF or RFT	RB	P	-	-	SEE FGI	AT	9'-0"	-	
35	Housekeeping Aides Closet (HAC)	JANITOR'S CLOSET	-	CS	RB	P	FRP	4'-0"	-	AT	8'-0"	-	
36	Utility Room, Soiled, Utility Room - Recycled Material	SOILED UTILITY	-	WSF	WSF	P	RWC	4'-0"	40	AT	8'-0"	3	
37	Receiving/ Shipping Dock	LOADING DOCK	-	CS	RB	EP	-	-	-	EXP.	-	8	
38	Social Activities Space/ Kitchen	KITCHENETTE	-	WSF or RSF	RB	P	-	-	-	AT	9'-0"	17	
39	General Mech. Shop, Workbench and Worktable	GEN. MECHANICAL SHOP	-	CS	RB	P	-	-	-	EXP.	-	-	
40	Alcove, AED, Alcove - Resuscitation Cart	AED	-	RFT, RSF or WSF	RB or WSF	P	RWC	4'-0"	-	AT	8'-0"	3	
41	Alcove, Portable Patient Lift	EQUIPMENT ALCOVE	-	RFT, RSF or WSF	RB or WSF	P	RWC	4'-0"	-	AT	8'-0"	3,6	
42	Staff Lounge	STAFF LOUNGE	-	RSF/CPT or RSF	RB	P	-	-	40	AT	9'-0"	4	

ROOM DATA MATRIX						INTERIOR CONSTRUCTION									NOTES
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	Notes	
43	(b) (5)	Storage, Refrigerated	(b) (5)	REF. STORAGE	--	QT	QT	EP	--	--	--	GWB.SC	8'-0"	14	
44		Storage Room, Sterile		STERILE STORAGE	--	WSF	WSF	P	RWC	4'-0"	--	AT-SP	9'-0"	3	
45		Utility, Trash and Linen Collection		TRASH/LINEN COLLECTION	--	WSF	WSF	P	RWC	4'-0"	--	AT-SP	9'-0"	3	
46		Holding Room		ICE HOLDING ROOM	--	WSF	WSF	P	--	--	--	GWB-PT	9'-0"	3,15	
47		Repair Shop, Biomedical Eng.		MED. REPAIR SHOP	--	RF	RB	P	--	--	--	AT	9'-0"		
48	(b) (5)	Medication Room	(b) (5)	Medication Room	--	RFT or RSF	RB	P	--	40	AT	9'-0"			
49		Telecommunications Room/ Closet, IT Telecommunications Room		TELECOMM.	--	RFT	RB	P	--	--	--	EXP.	--		
50		Central Server Room		SERVER ROOM	--	RFT	RB	P	--	--	AT	9'-0"			
51		Central Sterile, Clean SPS Carts		CENTRAL STERILE CARTS	--	WSF	WSF	P	RWC	4'-0"	--	AT-SP	9'-0"	3	
52		Photography Room		EYE CLINIC TREATMENT	RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"			
53	(b) (5)	Canteen, Retail/ Dining/ Coffee Bar	(b) (5)	CANTEEN	--	CPT/RFT or RSF	RB	P	--	--	--	AT	9'-0"	10,12,17	
54		Food Preparation and Production		PRODUCTION KITCHEN	--	QT	QT	CT	--	--	--	AT-SP	9'-0"	14,18	
55		IT Workroom, Equip. Configuration/ Repair		I.T. WORKROOM	--	RFT	RB	P	--	--	--	AT	9'-0"		
56		Employee Wellness, Lactation Room, Quiet Room		LACTATION ROOM	--	RFT	RB	P	--	--	50	AT	9'-0"	10	
57	(b) (5)	Locker Room, Locker Room (Male/ Female) Locker - Staff Personal Property, Locker Room - Staff	(b) (5)	LOCKER ROOM	--	CPT, RSF or RFT	RB	P	--	--	40	AT	9'-0"		

ROOM DATA MATRIX						INTERIOR CONSTRUCTION								NOTES
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	
58	(b)(5)	Dental Equipment Mech. Room, Mechanical Rooms - Electrical	(b)(5)	SPECIALTY EQUIPMENT MECHANICAL ROOM	--	RFT	RB	P	--	--	--	AT	9'-0"	
59	(b)(5)	Support: Mail Room and Dist. Center, Mailing Room - Prosthetic Appliances	(b)(5)	MAIL ROOM	--	RF	RB	P	RWC	4'-0"	--	AT	9'-0"	
60	(b)(5)	Office, Behavioral Health - Testing, Office - Voluntary Service, Veteran Service Organization, Office - Radiology	(b)(5)	OFFICE	CONSULTATION	CPT	RB	P	--	--	SEE FGI	AT	9'-0"	
61	(b)(5)	Cubicle - Administrative, Data Processing, Workstation - Extended Team, Homeless, Workstation - MICHM, Workstation - Suicide Prevention, Workstation - VOC Rehab, Workstation - Rad Tech, Workstation - Shipping / Receiving	(b)(5)	OFFICE, CUBICLE	--	CPT	RB	P	--	--	--	AT	9'-0"	
62	(b)(5)	Office - Shared - 2-Person	(b)(5)	OFFICE, SHARED	--	CPT	RB	P	--	--	40	AT	9'-4"	
63	(b)(5)	Group Therapy Room - Mental Health	(b)(5)	GROUP THERAPY ROOM	TREATMENT	RFT or CPT	RB	P	--	--	SEE FGI	GWB:P	9'-0"	10
64	(b)(5)	Pulmonary Function - Analysis	(b)(5)	PULMONARY FUNCTION ROOM	TREATMENT	WSF	RB	P	--	--	SEE FGI	AT	9'-0"	
65	(b)(5)	Treadmill Room	(b)(5)	TREADMILL ROOM	TREATMENT	RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"	
66	(b)(5)	Alcove - Height / Weight Station	(b)(5)	ALCOVE, PHYSICAL EVALUATION	--	RFT, RSF or WSF	RB or WSF	P	RWC	4'-0"	--	AT	8'-0"	3.6
67	(b)(5)	Pharmacy - Clean Room - Chemotherapy Compounding	(b)(5)	CLEAN ROOM, COMPOUNDING	--	RF	RF	P	--	--	--	GWB:P	9'-0"	3
68	(b)(5)	Pharmacy - IV Admixture - Low Volume	(b)(5)	IV ADMIXTURE	--	RF	RF	P	--	--	--	GWB:P	9'-0"	3
69	(b)(5)	Prescription Dispensing Area - OmniCell Station	(b)(5)	PRESCRIPTION DISPENSING AREA	--	RF	RF	P	--	--	--	AT	9'-0"	3
70	(b)(5)	Treatment Exercise Area (includes workstations therapists)	(b)(5)	PHYSICAL THERAPY GYM	TREATMENT	RF	RB	P	--	--	SEE FGI	AT	9'-0" MIN.	
71	(b)(5)	Quiet Room for Patients	(b)(5)	QUIET ROOM	TREATMENT	CPT	RB	P	--	--	SEE FGI	AT	9'-0"	
72	(b)(5)	Storage - Refrigerated and Frozen Food	(b)(5)	KITCHEN, REFRIGERATED AND FROZEN FOOD	--	QT	QT	P	--	--	--	AT:SP	9'-0"	14

ROOM DATA MATRIX						INTERIOR CONSTRUCTION								NOTES	
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	Notes	
73	(b)(5)	Creative Arts - Group Therapy Room - Music	(b)(5)	GROUP THERAPY ROOM, MUSIC	TREATMENT	RFT	RB	P	-	-	SEE FGI	AT	9'-0"		
74		Creative Arts - Group Therapy Room - Large		GROUP THERAPY ROOM, ART	TREATMENT	RFT	RB	P	-	-	SEE FGI	AT	9'-0"		
75		Recreation Therapy Exercise / Weight Room - Small		WEIGHT ROOM, SMALL	TREATMENT	RF	RB	P	-	-	SEE FGI	AT	9'-0"		
76		Storage - Gas Cylinders - MRI, Storage - Gas Cylinders - Interior		GAS CYLINDER STORAGE	--	WSF	RB	P	RWC	4'-0"	--	AT	9'-0"		
77		Storage - Bio Hazardous Material, Storage - Hazardous Material, Infectious / Hazardous Waste		BIO-HAZARD STORAGE	--	WSF	WSF	EP	RWC	4'-0"	--	GWB,SP	9'-0"	3	
78	(b)(5)	Storage Area - Logistics	(b)(5)	LOGISTICS STORAGE AREA	--	RFT	RB	P	RWC	4'-0"	--	AT	9'-0"		
79		Secure Storage, Vault		STORAGE VAULT	--	RFT	RB	P	RWC	4'-0"	--	GWB,P	9'-0"		
80		Sub-Waiting, MRI Sub-Waiting, CT Sub-Waiting, Mammo Sub-Waiting, Sub-Waiting - Diagnostic Patient, Sub-Waiting - Dilation Patient, CT Vestibule		SUB-WAITING	--	CPT, RSF or RFT	RB	P	-	-	--	AT	9'-0"	10, 17	
81		Procedure Room - Urology		PROCEDURE ROOM, UROLOGY	TREATMENT	WSF	WSF	P	-	-	SEE FGI	AT,SP	9'-0"	3	
82		Laundry Room, In-Patient		LAUNDRY ROOM, RESIDENT	--	WSF	WSF	P	-	-	--	AT	9'-0"	8	
83		Biofeedback Treatment Room		BIOFEEDBACK TREATMENT ROOM	TREATMENT	RFT	RB	P	-	-	SEE FGI	AT	9'-0"		
84	(b)(5)	Anteroom, Compound Sterile Preparation	(b)(5)	ANTEROOM	--	WSF	WSF	EP	-	-	--	GWB,SP	9'-0"	3	
85		Appliance, Fitting Room		APPLIANCE FITTING ROOM	TREATMENT	RSF or RFT	RB	P	-	-	SEE FGI	AT	9'-0"		
86		Bedroom - 1 Bedroom, Bedroom - 1 Bedroom - DOM		DOMICILIARY BEDROOM	PATIENT ROOM	CPT	RB	P	-	-	SEE FGI	GWB,P	9'-0"		
87		Laboratory, Dental Prosthetics		DENTAL PROSTHETICS LABORATORY	--	WSF	WSF	P	-	-	--	AT	9'-0"		

ROOM DATA MATRIX						INTERIOR CONSTRUCTION								
						FLOOR		WALLS				CEILING		NOTES
						Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height		Ceiling Finish	Height	Notes
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6						STC			
88	(b)(5)	Dental Treatment Room (DTR), Multi-Functional (4/Hygiene)	(b)(5)	DENTAL TREATMENT ROOM	TREATMENT	WSF	WSF	P	--	--	SEE FGI	AT	9'-0"	
89		Dental Treatment Room, Special Needs Patient		SPECIAL NEEDS DENTAL TREATMENT ROOM	TREATMENT	WSF	WSF	P	--	--	SEE FGI	AT	9'-0"	
90		X-Ray Room, Panoramic / Cephalometric (Cone Beam)		DENTAL X-RAY ROOM	TREATMENT	RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"	5
91		Exam, Isolation, Negative Pressure		EXAM ROOM, AIRBORNE INFECTION ISOLATION	EXAMINATION	WSF	WSF	P	--	--	SEE FGI	GWB:P	9'-0"	3.7
92		Dishwashing		KITCHEN, DISHWASHING	--	QT	QT	FRP	--	--	--	AT:SP	9'-0"	14
93	(b)(5)	Laboratory - Clinical Chemistry, Chemistry - Minimal and Blood Gas	(b)(5)	LABORATORY, CHEMISTRY	--	WSF	WSF	P	--	--	--	AT:SP	9'-0"	
94	(b)(5)	Laboratory - Hematology - Minimal		LABORATORY, HEMATOLOGY	--	WSF	WSF	P	--	--	--	AT:SP	9'-0"	
95		Laboratory - Serology - Small		LABORATORY, SEROLOGY	--	WSF	WSF	P	--	--	--	AT:SP	9'-0"	
96		Laboratory - Urinalysis - Small		LABORATORY, URINALYSIS	--	WSF	WSF	P	--	--	--	AT:SP	9'-0"	
97		Treatment Room, Treatment Room - Private Therapy with 2 Walls		PHYSICAL THERAPY, TREATMENT ROOM	TREATMENT	RF	RB	P	--	--	SEE FGI	AT	9'-0"	
98	(b)(5)	Procedure Room	(b)(5)	PROCEDURE ROOM	TREATMENT	WSF	WSF	P	--	--	SEE FGI	AT:SP	9'-0"	3
99		CT Control Area, X-Ray - Computed Tomography - Control		C.T. CONTROL ROOM	TREATMENT	WSF	WSF	P	--	--	SEE FGI	AT	9'-0"	5
100		CT Equipment Room, X-Ray - Computed Tomography - Indep View Console		C.T. EQUIPMENT ROOM	--	WSF	WSF	P	--	--	--	AT	9'-0"	5
101		CT Scanning Room (Ceiling Lift), X-Ray - Computed Tomography - Scanner		C.T. SCAN ROOM	TREATMENT	WSF	WSF	P	--	--	SEE FGI	AT	9'-0"	5
102		Mammo - X-ray, Mammography Room		MAMMOGRAPHY SCAN ROOM	TREATMENT	RFT or RSF	RB	P	--	--	SEE FGI	AT	9'-0"	5

ROOM DATA MATRIX						INTERIOR CONSTRUCTION								NOTES
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	
103	(b)(5)	Radiographic / Fluoroscopic (R/F) Room	(b)(5)	RADIOGRAPHIC / FLOURO SCAN ROOM	TREATMENT	WSF	WSF	P	-	-	SEE FGI	AT	9'-0"	5
104		Ultrasound Room		ULTRASOUND SCAN ROOM	TREATMENT	RFT or RSF	RB	P	-	-	SEE FGI	AT	9'-0"	
105		X-Ray - Storage - Digital Files, Viewing Room - Picture Archiving and Communication System (PACS)		PACS SERVER ROOM	-	RFT	RB	P	-	-	-	AT	9'-0"	
106		MRI Control Room, X-Ray - Magnetic Resonance - Control, MRI Zone 3		MRI CONTROL ROOM		RFT or RSF	RB	P	-	-	40	AT	9'-0"	
107		MRI System Component Room, X-Ray - Magnetic Resonance - System Component		MRI EQUIPMENT ROOM		RFT or RSF	RB	P	RWC	4'-0"		AT	9'-0"	11
108	(b)(5)	X-Ray - Magnetic Resonance - Ferromagnetic Detection, MRI Zone 2, MRI Viewing Room	(b)(5)	MRI FERROMAGNETIC DETECTION		WSF, RFT or RSF	RB	P	-	-		AT	9'-0"	11, 16
109		MRI Scanning, X-Ray - Magnetic Resonance - Scanner,		MRI SCAN ROOM	MRI SCANNER ROOM	WSF, RFT or RSF	RB	P	-	-	SEE FGI	AT	VARIES	11,13,16
110		MRI Viewing Room, X-Ray - Magnetic Resonance - Viewing		READING ROOM	-	CPT	RB	P	-	-	40	AT	9'-0"	
111		Operations Room - MH Clinic and Domiciliary Psychosocial Rehabilitation and Recovery Center		DOMICILIARY OPERATIONS ROOM	-	CPT	RB	P	-	-	40	AT	9'-0"	
112		VESTIBULE		VESTIBULE		WM	RB or PT	P	-	-	-	GWB/P	9'-0"	20
113		ALCOVE - VOLUNTEER, ALOVE - WHEELCHAIR, Kiosk - My Healthy Vet, Kiosk - Patient Check-In		ALCOVE		SEE NOTE	SEE NOTE	P	RWC	4'-0"	-	AT	8'-0"	6
114	(b)(5)	Waiting - Family - PACT, Waiting - PACT 3, Waiting - General - 20 People, Waiting - General - 10 People, Waiting - General - 6 People	(b)(5)	WAITING		CPT, RSF, or RFT	RB	P	-	-	-	AT	9'-0"	10, 17
115		Shared Medical Appointment Room		MEDICAL APPOINTMENT	CONSULTATION	CPT	RB	PT	-	-	SEE FGI	AT	9'-0"	
116		Storage - Medical Equipment, Storage - Shared Medical Appointments, DME - Prosthetics Storage, Storage - Homeless, EMS Storage, Storage - Bistro/Coffee Bar, Storage - Patient Clothing and Luggage, Laundry / Storage, Tray Cart Storage Area		STORAGE		RFT	RB	P	-	-	-	AT	8'-0"	

ROOM DATA MATRIX						INTERIOR CONSTRUCTION								NOTES
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	FGI EQUIVALENT FOR TABLE 1.2-6	Floor Finish	Base	Wall Finish	Wainscot Material	Wainscot Height	STC	Ceiling Finish	Height	
117	(b)(5)	Classroom	(b)(5)	CLASSROOM	CPT or RFT	RB	P	--	--	40	AT	9'-0"		
118		Dressing room		CHANGING ROOM	CPT, RSF, or RFT	RB	P	--	--	40	AT	9'-0"		
119		Bone Densitometer		BONE DENSITOMETRY	TREATMENT RSF or RFT	RB	P	--	--	SEE FGI	AT	9'-0"		
120		Break Down		BREAK DOWN	RPT	RB	EP	--	--	--	AT	8'-0"	8	
121		Operations Room		OPERATIONS ROOM	RFT	RB	P	--	--	40	AT	9'-0"		
122		Small Arms Armory, Storage - Secure		SECURE STORAGE	RFT	RB	P	--	--	--	AT	8'-0"		
123	(b)(5)	Vending Machine Area	(b)(5)	VENDING	RFT	RB	P	--	--	--	AT	9'-0"		
124		Alcove - Auto Refractor		ALCOVE, EQUIPMENT	RFT or RSF	RB	P	--	--	--	AT	8'-0"		
125		Special Needs Vendor Area		VENDOR AREA - SPECIAL NEEDS	RFT	RB	P	--	--	--	AT	9'-0"		
126		TOILET/SHOWER - STAFF, TOILET/SHOWER - PATIENT		BATHROOM	TOILET ROOM	PT	PT	CT	--	--	SEE FGI	GWB/P	9'-0"	2, 19
127	(b)(5)	Dayroom - Patient Lounge	(b)(5)	DAYROOM	CPT, RFT	RB	P	--	--	40	AT	9'-0"		
128		Nourishment Center		NOURISHMENT	PT	RB	P	--	--	--	AT	9'-0"		
129		Recreation Space - Outdoor		RECREATION SPACE	--	--	--	--	--	--	--	--		
130		Canteen Serving Area		FOOD SERVICE	PT	PT or CT	CT	--	--	--	AT - SP	9'-0"	2, 21	

Interior Finishes Notes

General Notes

- A. Hollow metal frames and doors to be painted.
- B. Window sills to be solid surface fabrication.
- C. Resilient base to be 4", unless otherwise noted.
- D. Provide painted finishes only on inside of exterior walls (no wall covering).
- E. Floor material transitions to occur at centerline of door, unless otherwise noted.
- F. Wall brackets, grills, fire extinguisher cabinets, fin tube radiation, etc. to be painted to match adjacent wall color.
- G. Interior stairwell treads to be concrete with rubber nosings and RFT, LVT or RF landings.
Stair nosings to be a contrasting color for safety.
- H. Coordinate height of RWC with wall-mounted devices.
- I. Gypsum board soffits may be substituted for ACT above locations such as nurse stations, patient transaction/consultation desks, reception desks and lobby/waiting areas.
- J. Soffit above upper cabinets to be gypsum board.
- K. Refer to FGI recommendations regarding indoor air quality, sustainability and life cycle of materials.
- L. Solid surface countertops to have sides and backsplash at walls.

Schedule Notes

- 1. CT tile to 7'-0" on plumbing and adjacent wall(s) with paint above to ceiling.
- 2. Tile base to be coved.
- 3. Integral coved base 6" high tightly sealed to walls.
- 4. If sink is present, use hard surface flooring as noted.
- 5. Lead lined walls and control area view window.
- 6. Flooring and base to match adjacent area flooring material and base.
- 7. Use gasketed, clip down ACT/grid system
- 8. Use slip-retardant finish on floor material
- 9. Public and exposed open stairways to be treated similar to adjacent spaces using CT/PT/RF on treads.
Stair nosings to be a contrasting color for safety.
- 10. Note that if wall saver designed chairs are used, no wall protection is required.
- 11. Verify with equipment manufacturer if static dissipative or conductive flooring is required.
- 12. CT above countertop on wall.
- 13. Ceiling height as required to accommodate equipment.
- 14. Cove QT base, 6" high.
- 15. No separate trim at top of base, use alternate method to seal to wall.
- 16. Ceiling suspension system should be fabricated from nonferromagnetic material.
- 17. Aesthetic specialty materials may be used as accents where the design and budget permits.
- 18. Ceiling tile to meet USDA regulations.
- 19. Floors to be slip-resistant and meet ANSI 326.3 for measuring dynamic coefficient of friction for hard surfaces
- 20. Wall base on gyp board but not needed on any exterior materials such as brick, metal, or stone walls.
- 21. Wall CT and ceiling to meet building code light reflectancy standards.

Finish Codes

AT	Acoustical Ceiling Tile
AT-SP	Acoustical Scrubbable Ceiling Tile (with sprayed plastic finish)
CPT	Carpet Tile
CS	Concrete, Sealed
CT	Ceramic Tile (Wall)
EP	Epoxy Paint
MAT	Modular Carpet Walk Off Mat
P	Paint
PT	Porcelain Tile
QT	Quarry Tile
RB	Resilient Base
RES	Resinous Flooring and Base
RF	Rubber Flooring
RFT	Resilient Floor Tile
RSF	Resilient Sheet Flooring - Heterogeneous
RWC	Rigid Wall Covering (Wall Protection)
WSF	Welded Seam Sheet Flooring - Homogeneous

BS

[Lessor]

DS
JH

[Government]

Doors and Hardware Notes

General Notes

- A. Refer to Design Narrative Appendix for Hardware Groups and Modifiers which are added to numeric hardware group assignments to indicate a variation to the group.
- B. All doors to be 7'-0" high, unless otherwise noted.
- C. Coordinate acoustical requirements for doors with required wall acoustical ratings as shown in Room Data Matrix - Interior Finishes in Appendix.

Schedule Notes

- 1. Hollow metal frame cased opening
- 2. Two door (in swing and swing out) acoustical door and frame assembly.
- 3. Two doors required at this room/space.
- 4. Narrow lite optional. Use insulated or laminated glass to meet acoustical criteria.
- 5. Provide STC 50 rated acoustical door.
- 6. No door in this room/space.
- 7. Equal leaf pair of doors.
- 8. Lead lined door and hardware.

BS

[Lessor]

DS
JH

[Government]

ROOM DATA MATRIX				POWER										ELECTRICAL										LIGHTING										IT		SYSTEMS							FIRE ALARM	
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES	ROOM NAME	# Outlets Receptacles	# Outlets Receptacles	# GFCI Receptacles	# USB Receptacles	Normal Power	Emergency Power	Power-Special Equipment (L.F. etc)	Power-Note	Power-Note	Control	Normal Power	Emergency Power	Lighting-Special Requirements	Lighting-Note	# Data Outlets	# Phone Outlets	# Walk Phone Outlets	TV-Special Requirements	Alarm Alarm	Name Call	Voice Teleconferencing	Video in main location	Architect's Access and Door Control	Security Surveillance TV	Audible Visual Device and/or B. Corner of the															
(b)(5)		Audiology Rehabilitation/Counseling Room	(b)(5)	AUDIOLOGY REHABILITATION/COUNSELING LING ROOM	5	0	1	0	Y	(b)(5)	NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	NA	NA	3	1	-	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)	(b)(5)															
		Hearing Aid Testing Lab/ Shop		AUDIOLOGY HEARING AID TESTING	6	0	1	0	Y		Pigeon(s) above benches		2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		NA	2	1	-	0		Staff emergency station where required		(b)(5)	(b)(5)	(b)(5)	(b)(5)																
		Audiology Programming / Fitting, Hearing Aid Fitting Room		AUDIOLOGY HEARING AID FITTING	5	0	1	0	Y	(b)(5)			2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	NA	-	-	-	0	(b)(5)	Staff emergency station where required		(b)(5)	(b)(5)	(b)(5)	(b)(5)																
		Automotive Exam Suite, Exam Automotive Booth, Aut. Sub - Automotive Exam		AUDIOMETRIC EXAM BOOTH	9	0	0	0	Y		Multiple receptacles above and below desk for device charging; receptacles protected with Piv-Fab system		2 X 2 recessed linear or self-contained indirect	Typically pre-packaged unit including lighting and switching	Y		DM-RP/ emissions to be controlled		5	1	-	0		Staff emergency station where required	Yes control side	(b)(5)	(b)(5)	(b)(5)																
		Electrophysiology		ELECTROPHYSIOLOGY	5	0	1	0	Y	(b)(5)	NA	Receptacle on all walls	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	NA	NA	3	1	-	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
		Vestibulography	(b)(5)	SLOGOGRAPHY	8	0	1	0	Y		Floor duplex for table		2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	NA	3	1	-	0		Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)	(b)(5)																
		Conference Room, Group Room, Conference Room (VTEL and TLDREA, TH-Hall), Training Educational - Conference Room		CONFERENCE ROOM	8	0	0	2	Y	(b)(5)	Floor duplex for table	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Provide 4 scene preset dimmable lighting for a variety of tasks. Consider placement and angles to mitigate glare and ceiling reflections.	NA	4	1	-	Floor data for table	(b)(5)	Staff emergency station where required	0	Y	(b)(5)	(b)(5)	(b)(5)															
(b)(5)		Exam PACT, Exam Room - Multi Specialty, Exam Treatment, Exam-Corridor, Corridor Room-PACT		EXAM ROOM	7	1	1	0	Y	(b)(5)	0		2 X 4 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Multilevel switching or manual dimming	NA	3	1	-	0	(b)(5)	Staff emergency station where required	0	(b)(5)	(b)(5)	(b)(5)																
		Exam, Womens Health		EXAM, WOMENS HEALTH	2		1	0	Y		Overhead BR	0	2 X 4 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Multilevel switching or manual dimming	NA	1	1	-	0	(b)(5)	Staff emergency station where required	0	(b)(5)	(b)(5)	(b)(5)																
		Lab, General OP Clinic		LAB, GENERAL OP CLINIC	5	0	1	0	Y		NA	Pigeon(s) at 4ft above 2 counters	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		NA	NA	5	2	-	0		0	0	(b)(5)	(b)(5)	(b)(5)																
		Blood Specimen Collection, Arise - Specimen Collection Point of Care (also for Substances Abuse plus Cournah)		SPECIMEN COLLECTION	4	0	0	0	Y	(b)(5)	NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		Multilevel switching or manual dimming	NA	2	1	-	0	(b)(5)	Staff emergency station where required	0	(b)(5)	(b)(5)	(b)(5)																
		Consult, Consultation Room, Consultation Room - Nonresidential Outreach, Consultation Room-Pharmacy, Consult - Mental Health		CONSULT	5		1	0	Y		NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Multi-level switching or manual dimming	NA	1	1	-	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
		Exam/Treatment Optometry	(b)(5)	EXAM/TREATMENT OPTOMETRY	5		0	0	Y	(b)(5)	NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		Provides dimming and switching to provide various light levels. Provides switching in reflection desk to control overhead lighting.	NA	3	1	1	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
(b)(5)		Fitting & Dispensing, Eyeglasses		FITTING & DISPENSING, EYEGLASSES	1	0	1	0	Y		0		Dowlights and accent lighting	Multilevel switching/loop any	Y	(b)(5)	NA	2	1	-	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)	(b)(5)																
		Low Vision Exam / Therapy / Training		LOW VISION EXAM/ THERAPY / TRAINING	5	0	1	0	Y	(b)(5)	NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		Provides dimming and switching to provide various light levels. Provides switching in reflection desk to control overhead lighting.	NA	3	1	-	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
		Pre-Testing / Intake		PRE-TESTING / INTAKE	5	1	1	0	Y		0		2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Provides dimming and switching to provide various light levels. Provides switching in reflection desk to control overhead lighting.	NA	2	1	1	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
		Visual Fields Room, Visual Fields Room (CTT - IF Machine)		VEUAL FIELDS ROOM	6	0	1	0	Y	(b)(5)	0		2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		Provides dimming and switching to provide various light levels. Provides switching in reflection desk to control overhead lighting.	NA	2	1	1	0	(b)(5)	Staff emergency station where required	Y	(b)(5)	(b)(5)	(b)(5)																
		PACT Team Work Space, Team Work Area- Home Based Primary Care	(b)(5)	PACT TEAM WORK SPACE	9	9	0	0	Y		0		2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	Provides dimming and switching to provide various light levels. Provides switching in reflection desk to control overhead lighting.	NA	3	3	-	0	(b)(5)	Y	(b)(5)	(b)(5)	(b)(5)	(b)(5)																
		Scale Alcove - Accessible		SCALE ALCOVE	1	0	0	0	Y	(b)(5)	NA	0	2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		NA	NA	-	-	-	0		0	(b)(5)	(b)(5)	(b)(5)	(b)(5)																
(b)(5)		Pharmacy, Pharmacy, PACT 3 (Controlled Substances) (w/3 AutDispensing)		PHARMACY	14		1	0	Y		NA	Multiple receptacles above and below desk for device charging	2 X 4 recessed linear or self-contained indirect	Multilevel switching/loop any	Y	(b)(5)	NA	NA	9	1	-	0	(b)(5)	0	0	(b)(5)	(b)(5)	(b)(5)																
		Dispense/Consult Window, Workroom, Pharmacist		PHARMACY DISPENSING WINDOW	11		1		Y				2 X 2 recessed linear or self-contained indirect	Multilevel switching/loop any	Y		NA	5	4	1					(b)(5)	(b)(5)	(b)(5)	(b)(5)																

ROOM DATA MATRIX				POWER										ELECTRICAL										LIGHTING										IT										SYSTEMS				FIRE ALARM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	# Ceiling Receptacles	# Wall Receptacles	# GFCI Receptacles	# USB Receptacles	Normal Power	Emergency Power	Power-Special Requirements (UL, etc.)	Power-Notes	Power Type	Conduit	Normal Power	Emergency Power	Lifting-Special Requirements	Lifting-Notes	# Data Outlets	# Phone Outlets	# Wall Phone Outlets	IT-Special Requirements	Smoke Alarm	Name Call	Video Teleconferencing	Medical Gas	Electronic Access and Door Control	Security Surveillance TV	Audio/Visual Device	Other																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
(b) (5)		Medication Alcove, Medication Room	(b) (5)	MEDICATION ALCOVE	2	0	1	0	Y	(b) (5)	NA	0	2 X 2 recessed linear or self-contained indirect	Y	(b) (5)	NA	2	1	-	0	(b) (5)	0	0	(b) (5)	0	0	(b) (5)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		Reception, Information Desk, Travel Window, Reception - Accessible		RECEPTION	11	0	0	4	Y		Power feeds to systems furniture	0	Downlights, pendants, decorative, and accent	Y		NA	10	5	-	0		0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
		Copy Alcove, Copy Workroom		COPY ALCOVE	3	0	0	0	Y		0	2 X 2 recessed linear or self-contained indirect	Y	NA		3	1	-	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</

ROOM DATA MATRIX				POWER										ELECTRICAL										LIGHTING										IT										SYSTEMS										FIRE ALARM									
ROW NO.	ROOM CODE	ROOM NAMES (NA)	ALTERNATE ROOM CODES (NA)	ROOM NAME	# Outlets/Receptacles	# Outlets/Receptacles	# GFCI Receptacles	# USB Receptacles	Normal Power	Emergency Power	Power, Special Equipment, L.E. (NA)	Power, Note	Room Type	Controls	Normal Power	Emergency Power	Lighting, Special Requirements	Lighting, Note	# Data Outlets	# Phone Outlets	# Wall Phone Outlets	# Special Requirements	Alarm	Alarm Call	Video Monitoring	Accession	Security Alarm and Door Control	Security Surveillance TV	Security Alarm	Security Alarm																																	
(b) (5)		Holding Room	(b) (5)	POLICE HOLDING ROOM	-	-	-	-	NA	(b) (5)		2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y	(b) (5)		Tamperproof fixture design	NA	-	-	-		(b) (5)			(b) (5)																																					
		Repair Shop, Biomedical Eng.		BIOMED. REPAIR SHOP	8	-	2	-	Y		Plug-in(s) above benches	Cord retracts for freestanding workbenches	Surface or chain mounted 1' x 4'	Occupancy/any	Y		NA	NA	2	2	-																																										
		Medication Room		Medication Room	5	-	-	Y		(b) (5)		2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	1	1	-			(b) (5)																																								
		Telecommunications Room/ Closet, IT Telecommunications Room		TELECOMM.	6	-	-	-	Y		L21-20R Above each rack	Surface or chain mounted 1' x 4'	Occupancy/any	Y			NA	NA	-	-	-		(b) (5)																																								
		Central Server Room		SERVER ROOM	10	-	-	-	Y		L21-20R Above each rack	Surface or chain mounted 1' x 4'	Occupancy/any	Y			NA	NA	-	-	-		(b) (5)																																								
		Oral Sterile, Clean SPS Carts		DENTAL, STERILE CARTS	1	-	-	-	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	-	-	-		(b) (5)																																								
		Photography Room		PHOTO ROOM, EYE CLINIC	4	-	-	-	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	2	1	-	-		(b) (5)																																								
(b) (5)		Canteen, Retail Dining/ Office Bar	(b) (5)	CANTEEN	6	-	2	4	Y	(b) (5)		All outlets on dedicated circuits	2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	-	4	-																																									
		Food Preparation and Production		PRODUCTION/KITCHEN	PER APPLIANCE plus convenience receptacles	-	ALL	-	Y		Device NEMA configuration to coordinate with equipment	All outlets on dedicated circuits	2 X 2 recessed linear	Multilevel switching/grouping any	Y			Sealed fixture, flat lens surface on exterior	NA	2	1	-		(b) (5)																																							
		IT Workroom, Equip. Configuration Repair		I.T. WORKROOM	8	-	2	-	Y	(b) (5)	Plug-in(s) above benches	Cord retracts for freestanding workbenches	Surface or chain mounted 1' x 4'	Occupancy/any	Y			NA	NA	8	4	-		(b) (5)																																							
		Employee Wellness, Lactation Room, Quiet Room		LACTATION ROOM	4	-	1	1	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	1	-	-		(b) (5)																																								
		Locker Room, Locker Room (Male/Female) Locker - Staff Personal Property, Locker Room - Staff		LOCKER ROOM	2	-	2	1	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	-	-	1		(b) (5)																																								
		Dental Equipment Mech. Room, Mechanical Rooms - Electrical		SPECIALTY EQUIPMENT MECHANICAL ROOM	-	-	2	-	Y	(b) (5)	Equipment connections as required	Surface or chain mounted 1' x 4'	Occupancy/any	Y			NA	1	-	-	-		(b) (5)																																								
		Support: Mail Room and Dist. Center, Mailing Room - Prosthetic Appliances		MAIL ROOM	4	-	-	-	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	4	1	-	-		(b) (5)																																								
(b) (5)		Office, Behavioral Health - Testing, Office - Voluntary Service, Volunteer Services Organization, Office - Radiology	(b) (5)	OFFICE	5	-	-	-	Y	(b) (5)		2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	2	1	-	-	Y	(b) (5)																																								
		Cable - Administrative, Data Processing, Workstation - External Tasks, Workstation - MICOM, Workstation - Suicide Prevention, Workstation - ICCC, Staff Workstation - Real Tech, Workstation - Shipping / Receiving		OFFICE, CUBICLE	4	-	-	-	Y	(b) (5)		2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	1	1	-	-		(b) (5)																																								
8		Office - Shared - 3/Person		OFFICE, SHARED	6	-	-	-	Y	(b) (5)		2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	4	2	-	-		(b) (5)																																								
1		Group Therapy Room - Mental Health		GROUP THERAPY ROOM	8	-	2	2	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	1	1	-																																										
2		Pulmonary Function - Analysis		PULMONARY FUNCTION ROOM	5	-	1	-	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	2	1	-		(b) (5)																																								
1		Treadmill Room		TREADMILL ROOM	5	-	1	-	Y	(b) (5)	Device NEMA configuration to coordinate with equipment	Treadmill on dedicated circuit	2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	NA	2	1	-																																									
1		Balance - Height / Weight Station		ALCOVE, PHYSICAL EVALUATION	1	-	-	-	Y			2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			NA	-	-	-	-		(b) (5)																																								
1		Pharmacy - Clean Room - Chemotherapy Compounding	(b) (5)	CLEAN ROOM, COMPOUNDING	10	-	2	-	Y		Device NEMA configuration to coordinate with equipment	Each hood on dedicated circuit	2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			Sealed fixture, flat lens surface on exterior	NA	5	2	-		(b) (5)																																							
		Pharmacy - IV Administration - Low Volume	(b) (5)	IV ADMINISTRATION	12	-	2	-	Y	(b) (5)	Device NEMA configuration to coordinate with equipment	Each hood on dedicated circuit	2 X 2 recessed linear or self contained indirect	Multilevel switching/grouping any	Y			Sealed fixture, flat lens surface on exterior	NA	5	2	-		(b) (5)																																							

ROOM DATA MATRIX					POWER										ELECTRICAL										LIGHTING										IT										SYSTEMS					FIRE ALARM	
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	# Ceiling Receptacles	# Wall Receptacles	# GFCI Receptacles	# USB Receptacles	Normal Power	Emergency Power	Power - Special Requirements (Black/Red/Blue/White, Environment, U.L. etc.)	Power - Notes	Power Type	Conduit	Normal Power	Emergency Power	Lifting - Special Requirements	Lifting - Notes	# Data Outlets	# Phone Outlets	# Wall Phone Outlets	IT - Special Requirements	Guest Room	Name Call	Video Conferencing	Access to Alarm Devices or	Electronic Access and Door Control	Security Surveillance TV	Audio/Visual Device																						
(b) (5)		Prescription Dispensing Area - Over-the-Counter	(b) (5)	PRESCRIPTION DISPENSING AREA	6	—	2	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	2	1	—			(b) (5)			(b) (5)																									
		Treatment Exercise Area (includes workstations/therapy)		PHYSICAL THERAPY GYM	12	—	2	—	Y		Device NEMA configuration to coordinate with equipment		2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	4	4	1			Staff emergency station where required			(b) (5)																									
		Quiet Room for Patients		QUIET ROOM	4	—	—	1	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	NA	1	1	—				(b) (5)																										
		Storage - Refrigerated and Frozen Food		KITCHEN, REFRIGERATED AND FROZEN FOOD	—	—	—	—	N	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—			(b) (5)																												
		Creative Arts - Group Therapy Room - Music		GROUP THERAPY ROOM, MUSIC	8	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	1	—						(b) (5)																									
		Creative Arts - Group Therapy Room - Large		GROUP THERAPY ROOM, ART	8	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	1	—						(b) (5)																									
		Recreation Therapy Exercise / Weight Room - Small		WEIGHT ROOM, SMALL	10	—	2	—	Y	(b) (5)	Device NEMA configuration to coordinate with equipment		2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	1					(b) (5)																										
		Storage - Gas Cylinders - MRI, Storage - Gas Cylinders - Interior		GAS CYLINDER STORAGE	1	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—						(b) (5)																									
(b) (5)	1	Storage - Bio Hazardous Material Storage - Hazardous Material, Infectious / Hazardous Waste	(b) (5)	BIOHAZARD STORAGE	—	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—						(b) (5)																									
	3	Storage Area - Logistics		LOGISTICS STORAGE AREA	1	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—						(b) (5)																									
	1	Secure Storage, Vault		SECURE STORAGE, VAULT	1	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	NA	—	—	—					(b) (5)																									
	1	Sub-Waiting, MRI Sub-Waiting, CT Sub-Waiting, Mammography Sub-Waiting, Patient, Sub-Waiting - Diagnostic Patient, Sub-Waiting - Outpatient Patient, CT Vestibule		SUB-WAITING	4	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—						(b) (5)																									
	2	Procedure Room - Urology		PROCEDURE ROOM, UROLOGY	8	—	2	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	2	1	—			Staff emergency station where required	Y		(b) (5)																									
	1	Laundry Room, In-Patient		LAUNDRY ROOM, RESIDENT	8	—	1	—	Y	(b) (5)	2 - 50A Dryer outlets, 2 dedicated 120V outlets for washers		2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	—	—	—						(b) (5)																									
(b) (5)		Biofeedback Treatment Room	(b) (5)	BIOFEEDBACK TREATMENT ROOM	4	—	—	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	NA	2	1	—			Staff emergency station where required	Y		(b) (5)																								
		Anteroom, Compound Sterile Preparation		ANTEROOM	1	—	1	—	Y	(b) (5)	Powered doors		2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	Skuller fixture, flat lens surface on exterior	NA	—	—	—					(b) (5)																									
		Appliance, Fitting Room		APPLIANCE FITTING ROOM	6	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	—	1						(b) (5)																									
		Bedroom - 1 Bedroom, Bedroom - 1 Bedroom - DOM		DOMICILIARY BEDROOM	4	—	—	1	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	1	—						(b) (5)																									
		Laboratory, Dental Prosthetics Laboratory		DENTAL PROSTHETICS LABORATORY	6	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	5	2	—						(b) (5)																									
		Dental Treatment Room (DTR), Multi-Functional (4Hygiene)		DENTAL TREATMENT ROOM	6	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	1	—						(b) (5)																									
		Dental Treatment Room, Special Needs Patient		SPECIAL NEEDS DENTAL TREATMENT ROOM	6	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	1	1	—						(b) (5)																									
		X-Ray Room, Panoramic / Cephalometric (Cone Beam)		DENTAL X-RAY ROOM	6	—	1	—	Y	(b) (5)	X-Ray Equipment		2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	NA	NA	1	—	—				(b) (5)																										
(b) (5)		Exam, Isolation, Negative Pressure	(b) (5)	EXAM ROOM, AIRBOURNE INFECTION ISOLATION	5	—	1	—	Y	(b) (5)			2 X 2 recessed or self-contained indirect	Multi-level switching with emergency any	Y	(b) (5)	Skuller fixture, flat lens surface on exterior	NA	1	1	—			Staff emergency station where required			(b) (5)																								

(b) (5)	Dishwashing	KITCHEN, DISHWASHING	—	—	2	—	Y	(b) (5)	Dishwasher and food fan	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	Insulated fixture, flat term surface on exterior	NA	—	—	—	(b) (5)	(b) (5)	(b) (5)
	Laboratory - Clinical Chemistry, Chemistry - Metabol and Blood Gas	LABORATORY, CHEMISTRY	6	—	1	—	Y	(b) (5)	Piggyback(s) above benches	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	5	2	—	(b) (5)	(b) (5)	
	Laboratory - Hematology - Metabol	LABORATORY, HEMATOLOGY	6	—	1	—	Y	(b) (5)	Piggyback(s) above benches	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	5	2	—	(b) (5)	(b) (5)	(b) (5)	
	Laboratory - Serology - Small	LABORATORY, SEROLOGY	6	—	1	—	Y	(b) (5)	Piggyback(s) above benches	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	5	2	—	(b) (5)	(b) (5)	
	Laboratory - Urinalysis - Small	LABORATORY, URINALYSIS	6	—	1	—	Y	(b) (5)	Piggyback(s) above benches	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	5	2	—	(b) (5)	(b) (5)	
	Treatment Room, Treatment Room - Private Therapy with 2 Tables	PHYSICAL THERAPY TREATMENT ROOM	4	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	1	1	—	(b) (5)	Staff emergency station where required	
	Procedure Room	PROCEDURE ROOM	8	—	2	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	Procedure light - boom type, ceiling mounted	NA	2	1	—	(b) (5)	Staff emergency station where required	Y
	CT Control Area, X-Ray - Computed Tomography - Control	C.T. CONTROL ROOM	6	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	4	1	—	(b) (5)	Staff emergency station where required	
(b) (5)	CT Equipment Room, X-Ray - Computed Tomography - Index View Console	C.T. EQUIPMENT ROOM	6	—	1	—	Y	(b) (5)	CT Equipment and Injector Panel	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	2	—	—	(b) (5)	(b) (5)	
	CT Scanning Room (Ceiling LRT), X-Ray - Computed Tomography - Scanner	C.T. SCAN ROOM	6	—	1	—	Y	(b) (5)	CT Equipment and Injector Panel	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	1	—	—	(b) (5)	Staff emergency station where required	
	Mammography - X-ray, Mammography Room	MAMMOGRAPHY/ SCAN ROOM	6	—	1	—	Y	(b) (5)	Dedicated receptacle for Mammogram - verify NEHA configuration	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	1	—	—	(b) (5)	Staff emergency station where required	
	Radiograph / Fluoroscopic (RF) Room	RADIOGRAPHIC / FLUORID SCAN ROOM	6	—	1	—	Y	(b) (5)	RADFluoro Equipment	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	1	—	—	(b) (5)	Staff emergency station where required	
	Ultrasound Room	ULTRASOUND SCAN ROOM	6	—	1	—	Y	(b) (5)	Dedicated receptacle for Ultrasound - verify NEHA configuration	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	1	1	—	(b) (5)	Staff emergency station where required		
(b) (5)	X-Ray - Storage - Digital Film, Viewing Room - Picture Archiving and Communication System (PACS)	PACS SERVER ROOM	4	—	—	—	Y	(b) (5)	Dedicated receptacle for Server(s) - verify NEHA configuration	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	4	1	—	(b) (5)	(b) (5)	(b) (5)	
(b) (5)	MRI Control Room, X-Ray - Magnetic Resonance - Control MRI Zone 3	MRI CONTROL ROOM	6	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	4	1	—	(b) (5)	(b) (5)	(b) (5)	
	MRI System Component Room, X- Ray - Magnetic Resonance - System Component	MRI EQUIPMENT ROOM	6	—	1	—	Y	(b) (5)	MRI Equipment and Chiller Panel	2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	NA	1	—	—	(b) (5)	(b) (5)	
	X-Ray - Magnetic Resonance - Ferromagnetic Detection MRI Zone 2, MRI Viewing Room	MRI FERROMAGNETIC DETECTION	1	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	1	—	—	(b) (5)	(b) (5)	(b) (5)	
	MRI Scanning, X-Ray - Magnetic Resonance - Scanner	MRI SCAN ROOM	2	—	—	—	Y	(b) (5)	MRI rated benches	2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	MRI rated benches	NA	1	—	—	(b) (5)	(b) (5)	
	MRI Viewing Room, X-Ray - Magnetic Resonance - Viewing	READING ROOM	6	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect, and downlights	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	6	3	—	(b) (5)	(b) (5)	(b) (5)	
(b) (5)	Operative Room - MH Clinic and Domiciliary Psychosocial Rehabilitation and Recovery Center	DOMICILIARY OPERATIONS ROOM	4	—	—	1	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	2	1	—	(b) (5)	(b) (5)	(b) (5)	
	VESTIBULE	VESTIBULE	1	—	—	—	Y	(b) (5)		Downlights	Building time control	Y	(b) (5)	NA	NA	—	—	1	(b) (5)	(b) (5)	
	ALCOVE - WHEELCHAIR, Kiosk - My Healthy Vet, Kiosk - Patient Check-In	ALCOVE	1	—	—	—	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	1	1	—	(b) (5)	(b) (5)	(b) (5)	
	Waiting - Family - PACT, Waiting- PACT 3, Waiting - General - 20 People, Waiting - General - 10 People, Waiting - General - 6 People	WAITING	—	—	—	At least 1 per wall, not to exceed 12' spacing	Y	(b) (5)		2 X 2 recessed vented or self- contained indirect	Multilevel switching/pt mimic/occup any	Y	(b) (5)	NA	1	1	—	(b) (5)	(b) (5)	(b) (5)	

ROOM DATA MATRIX				POWER										ELECTRICAL										LIGHTING										SYSTEMS										FIRE ALARM	
ROW NO.	ROOM CODE	ROOM NAMES (VA)	ALTERNATE ROOM CODES (VA)	ROOM NAME	# Duplex Receptacles	# Quad Receptacles	# GFCI Receptacles	# USB Receptacles	Normal Power	Emergency Power	Power - Special Requirements (Radio/TV Equipment, L.E., etc.)	Power - Data I.	Feature Type	Conduit	Normal Power	Emergency Power	Lighting - Special Requirements	Lighting - Noise	# Data Outlets	# Phone Outlets	# Wall Phone Outlets	IT - Special Requirements	Video Alarm	Name Call	Video Teleconferencing	Audio/Visual Presentation	Electronic Access and Door Control	Security Surveillance TV	Audio/Visual Device During Control of Title																
(b) (5)		Shared Medical Appointment Room	(b) (5)	MEDICAL APPOINTMENT	-	At least 1 per wall, not to exceed 12' spacing	-	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	N/A	At least 1 per wall, not to exceed 12' spacing	At least 1 per wall, not to exceed 12' spacing			(b) (5)			(b) (5)																			
		Storage - Medical Equipment, Storage - Shared Medical Appointment, OME, Prosthetics Storage, Storage - Homeless, EMS Storage, Storage - Bath/Coffee Bar, Storage - Patient Clothing and Luggage, Laundry / Storage, Trolley Cart Storage Area		STORAGE	At least 1 per wall, not to exceed 12' spacing	-	-	-	Y				Surface or chain-mounted 1" x 4"	Occupancy/vacancy	Y		N/A										(b) (5)																		
		Classroom		CLASSROOM	8	-	-	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	N/A	2	2			(b) (5)		1																				
		Dressing room		CHANGING ROOM	1	-	-	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	N/A						Y																					
		Bone Densitometer		BONE DENSITOMETRY	6	-	1	-	Y		Dedicated receptacle for Bone Densitometer - verify MSHA configuration		2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	2	2								(b) (5)																		
		Break Down		BREAK DOWN	1	-	-	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	N/A					(b) (5)				(b) (5)																		
		Operations Room		OPERATIONS ROOM	-	8	-	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	N/A	4	4							(b) (5)																		
		Small Arms Armory, Storage - Secure		SECURE STORAGE	1	-	-	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	N/A	1	1							(b) (5)																		
(b) (5)		Vending Machine Area	(b) (5)	VENDING	-	-	8	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	4	4					(b) (5)			(b) (5)																		
		Alcove - Auto Refractor		ALCOVE, EQUIPMENT	1	1	-	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	N/A	1								(b) (5)																		
		Special Needs Vendor Area		VENDOR AREA - SPECIAL NEEDS	4	-	-	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	N/A	2	2							(b) (5)																		
		TOILET/SHOWER - STAFF, GUEST/SHOWER - PATIENT		BATHROOM	-	-	2	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A						(b) (5)			(b) (5)																			
		Dayroom - Patient Lounge		DAYROOM	4	-	1	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A	2	2	1							(b) (5)																		
		Nourishment Center		NOURISHMENT	4	-	4	-	Y				2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	1	1								(b) (5)																		
		Recreation Space - Outdoor		RECREATION SPACE	-	-	1	-	Y	(b) (5)			2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y		N/A										(b) (5)																		
		Canteen Serving Area		FOOD SERVICE	6	-	2	-	Y		Provide receptacles per equipment plan		2 X 2 recessed linear or self-contained indirect	Multi-level switching/0-10V dimming/occupancy	Y	(b) (5)	N/A	N/A	2	2	1						(b) (5)																		

HARDWARE GROUPS AND MODIFIERS

General Notes:

- A. Refer to the Room Data Matrix – Doors and Hardware for hardware group and modifier(s) assigned to each door opening. Hardware group modifiers added to numeric hardware group assignments indicate a variation to the group.
- B. Refer to Design Narrative for door hardware general notes and product information.

Notes to detailer:

- A. Add hardware group modifiers to hardware groups as required to meet program requirements.
- B. Add closers and kickplates (push side) at fire rated openings to assigned hardware group.
- C. Add overhead stops where stop condition does not allow for a wall stop.

HARDWARE MODIFIERS

"A" – Add armor plate to push side of door(s) and edge guards to hinge and latch edges (both leaves of pairs and both sides of double-acting doors). Omit kickplate if previously scheduled. Confirm compliance with any/all fire-ratings.

"B" – Add mop plate to pull side of door. (both leaves of pairs and both sides of double-acting doors)

"C" – Add coat hook behind door. Note: Omit coat hook where glass lite prevents installation.

"D" – Add delayed-action feature to specified closer(s), if required to attain specified delay time. Set delay for specified closer(s) to 5 – 7 seconds, unless indicated otherwise. DO NOT exceed 10-second delay, unless specifically indicated otherwise.

"G" – Add perimeter adjustable seals at jambs and head (self-adhesive).

"J" – Add latch protector to specified opening.

"K" – Add kick plate to push side of door. (both leaves of pairs and both sides of double-acting doors)

"L" – Add lead-lining to all mortise hardware, including roses/escutcheons on locks. Substitute for previously specified hinges, heavy-duty pivot set and intermediate pivots spaced per manufacturers' recommendations. Lead-lined astragal at pairs is provided by door supplier. Refer to Radiation Protection specification section. Provide adequate blocking in wall for wall stops where applicable.
NOTE: Installation of hardware must not compromise/penetrate lead-lining in door(s) or frame. (Use appropriate fasteners.)

"M" – Add closer holder arm at non-rated openings only.

"P" – Add door position switch/contact for doors being monitored/alarmed (both leaves of pairs). Connection by Electrical.

"S" – Add perimeter adjustable seals at jambs and head, automatic door bottom (semi -mortised), and threshold (only if required to provide smooth flat surface – 3-inch wide x 1/4-inch high)

APPENDIX

"V" – Add one-way door viewer at Mental Health rooms if vision lite/glazing is not provided in door.

"W" – Add weatherstrip, sweep(s) and rain drip (where applicable). For pairs with fixed astragal by door supplier, furnish/apply gasket strip. For pairs with both doors active, provide split astragal for each leaf. At aluminum assemblies, add rain drips (where applicable and not part of aluminum frame assembly – match door & frame finish), add thermally broken thresholds and sweep(s), integral weatherstrip is provided by door manufacturer.

HARDWARE SETS

(b) (5)



(b) (5)



(b) (5)



APPENDIX

(b) (5)



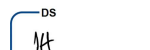
(b) (5)



(b) (5)




[Lessor]


[Government]

APPENDIX

(b) (5)



(b) (5)



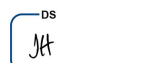
(b) (5)



(b) (5)




[Lessor]


[Government]

APPENDIX

(b) (5)



(b) (5)



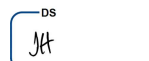
(b) (5)



(b) (5)




[Lessor]


[Government]

APPENDIX

(b) (5)



(b) (5)



OPERATIONAL DESCRIPTION: Doors are normally closed (no latching). Manual passage through either door is possible at all times. Depressing either actuator will open both doors automatically.

(b) (5)




[Lessor]


[Government]

HGA

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DS
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DS
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PROGRAM FOR DESIGN

HAMPTON HCC (USE)

HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Projected Year: 2018 Midpoint Year: 2018

VISN: 6 State: VA Station ID: 590
Station: Hampton
Installation: VA Medical Center

Project Created: 28 Sep 2017 08:29AM ET by Mollie West
Space Plan Last Edited: 13 Aug 2019 09:46AM ET by Mollie West

Contents List Created: 12 Oct 2018 02:42PM ET by Mollie West
Contents List Last Edited: 13 Aug 2019 09:45AM ET by Mollie West

Report Generated: 13 Aug 2019 09:51AM

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 1 - AUDIOLOGY CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	EXAU1	Exam / Consult, Audiology	120	240	1	0
1	EXVE1	Vestibulography and Biosway Room - combine with OPAE2 for dual use	180	180	1	0
2	HAFR1	Hearing Aid Fitting Room	120	240	1	0
1	HATL1	HEARING AID TESTING LAB/SHOP	190	190	1	0
1	OFA01	OFFICE, Supv	120	120	1	0
1	OPAE2	Electrophysiology Room	0	0	1	0
5	PEHS4	Exam, Audiometric Booth	260	1,300	1	0
1	RECP1	Reception	100	100	1	0
1	SRSE1	Storage, Equipment	150	150	1	0
1	TPG01	Toilet, Audiology Patient (delete if a pt toilet is nearby in design)	60	60	1	0

FA Totals: Room Qty: 16 Net Area: 2,580 Gross Area: 3,870

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 2 - CANTEEN SERVICE

Qty	(b) (5)	Room Name	Unit Area	Net Area	Const Phase	Const Type
1		SPECIAL NEEDS VENDOR AREA	150	150	1	0
3		Vending Machine Area (could be dispersed)	100	300	1	0
1		Storage, Bistro / Coffee Bar	400	400	1	0
1		Canteen, Retail / Dining / Coffee Bar	4,000	4,000	1	0
1		KITCHENETTE for All Employee Breakroom/Volunteer Coffee Serv	200	200	1	0
1		OFFICE, Canteen Supv	120	120	1	0
1		STAFF LOUNGE (ONE LARGE FOR ALL STAFF CONCEPT)	1,800	1,800	1	0

FA Totals: Room Qty: 9 Net Area: 6,970 Gross Area: 10,455

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 3 - CLINIC MANAGEMENT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	CONFERENCE ROOM (VTEL AND TELEHEALTH READY) (combine w/ IPK01 in design)	360	360	1	0
1		KITCHENETTE/STAFF (combine w/ CRA02 Multipurpose Conf Room)	100	100	1	0
1		OFFICE, ADMINISTRATIVE, SHARED	120	120	1	0
1		Office, Administrative Officer (AO)	120	120	1	0
3		Office, Administrative Support	120	360	1	0
1		Office, Chief Nurse	120	120	1	0
1		Office, ISO	120	120	1	0
1		Office, MSOC Administrator	150	150	1	0
1		Office, Privacy	120	120	1	0
1		Office, VA/DOD Coordinator	120	120	1	0
2		Reception (Secretary)	85	170	1	0
1		COPIER	80	80	1	0
1		Staff Lounge/Breakroom	120	120	1	0
1		STORAGE, EQUIPMENT	80	80	1	0
1		Toilet, Female, Single	60	60	1	0
1		Toilet, Male, Single	60	60	1	0
1		SUB-WAITING	60	60	1	0

FA Totals: Room Qty: 20 Net Area: 2,320 Gross Area: 3,480

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 4 - DENTAL CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	CENTRAL STERILE, CLEAN SPS CARTS	130	130	1	0
1	(b) (5)	Laboratory, Dental Prosthetics	240	240	1	0
12	(b) (5)	Dental Treatment Room (DTR), Multi-Functional (4/hygiene)	125	1,500	1	0
1	(b) (5)	Dental Treatment Room, Special Needs Patient	150	150	1	0
1	(b) (5)	X-Ray Room, Panoramic / Cephalometric (cone beam)	150	150	1	0
1	(b) (5)	Dental Equipment Mechanical Room	120	120	1	0
1	(b) (5)	OFFICE, PRIVATE/LEAD	120	120	1	0
1	(b) (5)	OFFICE, ADMINISTRATIVE, SHARED	120	120	1	0
5	(b) (5)	Workstation, 4 FTE Staff Touchdown	56	280	1	0
1	(b) (5)	Consult Room, Dental	120	120	1	0
1	(b) (5)	Storage, Equipment	240	240	1	0
1	(b) (5)	Toilet, Staff	60	60	1	0
1	(b) (5)	Toilet, Dental Patient	60	60	1	0
1	(b) (5)	UTILITY, CLEAN (sterile instruments)	120	120	1	0
1	(b) (5)	UTILITY, SOILED (Could double as scrub soiled if locker/change nearby)	120	120	1	0

FA Totals: Room Qty: 30 Net Area: 3,530 Gross Area: 5,295

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 5 - EDUCATION AND TRAINING

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Training Room, Staff Education (To be Co located w/Staff Lounge)	513	513	1	0
1	(b) (5)	Team Work Area, Education Staff	240	240	1	0

FA Totals: Room Qty: 2 Net Area: 753 Gross Area: 1,130

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 5 - ENGINEERING SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Repair Shop, Biomedical Engineering	200	200	1	0
1	(b) (5)	General Mechanical Shop, Workbench and Worktable	150	150	1	0

FA Totals: Room Qty: 2 Net Area: 350 Gross Area: 525

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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 7 - ENV MGMT SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
18	(b) (5)	Housekeeping Aides Closet (HAC) (dispersed throughout clinic) (locations determined by final layout)	60	1,080	1	0
1		OFFICE, EMS MANAGER/SUPV	120	120	1	0
1		OFFICE, EMS SHARED TEAM ROOM	150	150	1	0
1		Utility, Soiled (Holding)	100	100	1	0
2		STORAGE, EQUIPMENT & SUPPLIES (one per floor if two story building)	250	500	1	0
1		STORAGE, HAZARDOUS MATERIAL	120	120	1	0

FA Totals: Room Qty: 24 Net Area: 2,070 Gross Area: 3,105

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 8 - EYE CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Fitting and Dispensing Room (could go in lobby)	150	150	1	0
8		Exam / Treatment Room (4 PROVIDERS)	125	1,000	1	0
1		Exam / Training Room, Low Vision	150	150	1	0
1		Visual Fields Room	125	125	1	0
1		Photography Room	180	180	1	0
1		Pre- Testing Room	125	125	1	0
1		OFFICE, ADMINISTRATIVE, SHARED Eye Techs	120	120	1	0
1		STORAGE, SHELIVING	150	150	1	0
1		Team Work Area, Eye Clinic (4 providers)	240	240	1	0
1		Sub-Waiting, Dilatation Patient	80	80	1	0

FA Totals: Room Qty: 17 Net Area: 2,320 Gross Area: 3,480

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 9 - HAS/OTHER ADMIN SERVICES

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Document Scanning Station (combine into copier RPR01)	0	0	1	0
2		Office, ELIG AND ENROLLMENT	120	240	1	0
1		Office, HAS SUPERVISOR	120	120	1	0
1		Office, ROI	120	120	1	0
1		Office, VBA	120	120	1	0
1		Office, Administrative Shared (ADPAC and PSA)	120	120	1	0
1		Office, ROI	80	80	1	0
2		Office, Bene Travel (glass)	80	160	1	0
1		COPIER (combine w MRWK1)	120	120	1	0
1		STORAGE, SHELVING	120	120	1	0
1		Team Room (PHONE OPERATORS)	240	240	1	0

FA Totals: Room Qty: 13 Net Area: 1,440 Gross Area: 2,160

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 10 - HOME BASED PRIMARY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	OFFICE, SUPERVISOR	100	100	1	0
1		Alcove, Copier / Printer	60	60	1	0
1		Storage Room/File Room	120	120	1	0
1		Team Work Area, Home-Based Primary Care (4 touchdown INCL 1 PSA)	300	300	1	0

FA Totals: Room Qty: 4 Net Area: 580 Gross Area: 870

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 11 - LOBBY / RECEPTION AREA / ALL WAITING

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
6	(b) (5)	Workstation, Patient Education (My HealtyVet) (disperse over clinic)	30	180	1	0
1		Alcove, Volunteer and Escort	120	120	1	0
2		Office, PATIENT ADVOCATE	120	240	1	0
2		Reception	560	1,120	1	0
1		Reception (Central Check in)	265	265	1	0
1		Reception/Volunteer Information Desk	100	100	1	0
16		Kiosk, Patient Check-In (2 PER MODULE)	30	480	1	0
1		Alcove, Wheelchair storage	120	120	1	0
2		Toilet, Family/Assist	75	150	1	0
1		Waiting, PACT Family Friendly Area	150	150	1	0
1		Waiting, PACT 3	7,553	7,553	1	0

FA Totals: Room Qty: 34 Net Area: 10,478 Gross Area: 15,717

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 12 - LOGISTICS SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Receiving / Breakdown Room	240	240	1	0
1		Receiving / Shipping Dock (3 Bays)	300	300	1	0
1		MAIL ROOM, RECEIVING/SORTING	100	100	1	0
3		Workstation, Logistics	56	168	1	0
1		Office, Supv	100	100	1	0
1		Storage, Gas Cylinder (oxygen)	40	40	1	0
1		Storage Area, Logistics (includes 2 workstations)	1,800	1,800	1	0

FA Totals: Room Qty: 9 Net Area: 2,748 Gross Area: 4,122

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 13 - MENTAL HEALTH CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	(b) (5)	Exam Room, Behavioral Health (w/sinks)	120	240	1	0
1		HOMELESS HUD/VASH (2 FTE) TOTAL OF 6 FTE CO LOCATE	120	120	1	0
2		CUBICLE, ADMINISTRATIVE Secretary/AO	60	120	1	0
1		Chaplain Consult	120	120	1	0
32		Consult Room, Mental Health	120	3,840	1	0
2		Consult Room, Mental Health MHICM	120	240	1	0
1		Office, Chief MH	120	120	1	0
2		Office, Suicide Case Management	120	240	1	0
1		Office, Suicide Prevention Coordinator	120	120	1	0
4		Group Therapy Room, Mental Health (1 per BHIP Team)	300	1,200	1	0
1		Reception, Mental Health Service	290	290	1	0
1		Storage, General	160	160	1	0
1		Storage, General Homeless (6 FTE)	240	240	1	0
1		TOILET	60	60	1	0
1		TOILET, Patient	60	60	1	0
1		Procedure Room (TMS) (Special STC rating for this room)	180	180	1	0
1		Caregiver Support Area (1 LSW plus 1 RN)	200	200	1	0
1		Team Room - Homeless/HUD/VASH Team (4 FTE)	240	240	1	0
3		Team Work Area, Mental Health (to include Rx staff) (11 FTE)	240	720	1	0

FA Totals: Room Qty: 59 Net Area: 8,510 Gross Area: 12,765

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 14 - MULTI-SPECIALTY CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	(b) (5)	Clean Utility Room	80	160	1	0
1		Soiled Utility Room	120	120	1	0
2		EXAM / TREATMENT SCI (includes bari overhead lifts)	180	360	1	0
2		Exam Room, Podiatry	125	250	1	0
2		Exam Room/Infusion (Design two open rooms for Infusion on outside wall with windows)	120	240	1	0
4		Exam Room, Multi-Specialty (Derm/Endo/Gastro/Pulm/GenSurg/Ortho/Shared)	120	480	1	0
1		Exam Room, Multi-Specialty EKG	125	125	1	0
1		NURSE STATION for Infusion. Near natural lighting.	120	120	1	0
18		Workstation, Specialty Staff	56	1,008	1	0
1		Treadmill Room	175	175	1	0
1		Alcove, Height / Weight Accessible Station (vital signs)	80	80	1	0
1		Medication Alcove	77	77	1	0
1		Reception (Central for all Specialty plus Radio)	385	385	1	0
1		Alcove, Copier / Printer	54	54	1	0
1		Storage Room, Sterile	280	280	1	0
2		Toilet, Bariatric Patient/ SCI Patient (combined w/SCI Exam Rms)	75	150	1	0
1		Toilet, Multi-Specialty Patient	75	75	1	0
1		Toilet, Multi-Specialty Procedure Room Patient	75	75	1	0
1		Procedure Room, Urology	180	180	1	0
3		Procedure Room, Multi-Specialty (2 do not need attached Restroom)	180	540	1	0

FA Totals: Room Qty: 47 Net Area: 4,934 Gross Area: 7,401

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 15 - OI AND T

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	IT COMMUNICATIONS ROOM (Main Computer Room)	630	630	1	0
1		Workroom, Equipment Configuration / Repair IT TEAM COLLABORATION AND REPAIR (workbench) (3 FTE)	240	240	1	0
1		IT STORAGE FOR EQUIPMENT	210	210	1	0
1		Demarc Room	60	60	1	0
3		IT Telecommunications Room, TR (actual number of TR will depend on final building layout)	143	429	1	0
3		Telecommunications Room (TR) (actual size will depend on final building layout)	140	420	1	0

FA Totals: Room Qty: 10 Net Area: 1,989 Gross Area: 2,984

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HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 16 - PATHOLOGY AND LABORATORY MEDICINE SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Soiled Utility Room/Bio Waste (sharps)	90	90	1	0
1		Shipping / Receiving	120	120	1	0
5		Blood Specimen Collection Room	100	500	1	0
1		Blood Specimen Collection Room (bariatric)	100	100	1	0
1		Laboratory, Clinical Chemistry	600	600	1	0
1		Laboratory, Hematology, Minimal	300	300	1	0
1		LABORATORY, SEROLOGY, SMALL	200	200	1	0
1		LABORATORY, URINALYSIS, SMALL	220	220	1	0
2		OFFICE, SUPV and QA	120	240	1	0
1		Storage, Refrigerated	160	160	1	0
1		Storage, Bulk	250	250	1	0
1		Toilet, Staff	60	60	1	0
2		Toilet, Specimen Collection (no pass thru)	60	120	1	0

FA Totals: Room Qty: 19 Net Area: 2,960 Gross Area: 4,440

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 17 - PATIENT ALIGNED CARE TEAM (PACT) GENERAL

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
28	(b) (5)	Workstation, Extended Team 1 per teamlet (married to WRTM1)	56	1,568	1	0
4		Office, HAS Clinic Supvs (Design in clinical areas)	120	480	1	0
2		Office, NURSE MANAGERS (design in clinical areas)	120	240	1	0
4		Physical Evaluation, Height & Weight (Vital Signs)	60	240	1	0
3		Height / Weight Accessible Station Alcove (Vital Signs)	60	180	1	0
25		ALCOVE, AED (AUTOMATIC EXTERNAL DEFIBRILLATOR) (recessed into the wall thru building)	1	15	1	0
5		ALCOVE, PORTABLE PATIENT LIFT	30	150	1	0
7		Medication Alcove	60	420	1	0
3		(RECESSED IN BLOCK PLAN) Alcove, Specimen Collection Point of Care (also for Substance Abuse plus Coumadin) (Location TBD by staff)	60	180	1	0
7		Alcove, Copier / Printer	60	420	1	0
1		Storage, Equipment	125	125	1	0
3		(RECESSED IN BLOCK PLAN) Toilet, Specimen Patient (Location TBD by staff)	60	180	1	0
1		Procedure Room, General (Holding Transfer) (design consideration for specific location TBD by staff in final design)	180	180	1	0
28		Team Room - PACT teamlet w30 4 FTE each (married to OFA07)	240	6,720	1	0

FA Totals: Room Qty: 111 Net Area: 11,098 Gross Area: 16,647

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 18 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 2

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Conference Room	240	240	1	0
1		Shared Medical Appointment Room	300	300	1	0
2		Soiled Utility Room	120	240	1	0
24		Exam Room, Patient Aligned Care Team (PACT)	125	3,000	1	0
4		Exam Room, Women's Health	125	500	1	0
1		Locker, Staff Personal Property	100	100	1	0
8		Consult Room, Patient Aligned Care Team (PACT)	125	1,000	1	0
1		Storage, Medical Equipment	120	120	1	0
1		Storage, Shared Medical Appointments	100	100	1	0
3		Toilet, Staff	60	180	1	0
3		Toilet, PACT Patient	60	180	1	0
6		Toilet, Women's Health Exam Room Patient	60	360	1	0
2		Utility Room, Clean	120	240	1	0
1		Tele-Health Room	125	125	1	0
1		Tele-Retinal Room	125	125	1	0

FA Totals: Room Qty: 59 Net Area: 6,810 Gross Area: 10,215

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 19 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 3

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Conference Room	240	240	1	0
1		Shared Medical Appointment Room	300	300	1	0
2		Soiled Utility Room	120	240	1	0
24		Exam Room, Patient Aligned Care Team (PACT)	125	3,000	1	0
4		Exam Room, Women's Health	125	500	1	0
1		Locker, Staff Personal Property	100	100	1	0
8		Consult Room, Patient Aligned Care Team (PACT)	125	1,000	1	0
1		Storage, Medical Equipment	120	120	1	0
1		Storage, Shared Medical Appointments	100	100	1	0
3		Toilet, Staff	60	180	1	0
3		Toilet, PACT Patient	60	180	1	0
6		Toilet, Women's Health Exam Room Patient	60	360	1	0
2		Utility Room, Clean	120	240	1	0
1		Tele-Health Room	125	125	1	0
1		Tele-Retinal Room	125	125	1	0

FA Totals: Room Qty: 59 Net Area: 6,810 Gross Area: 10,215

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HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 20 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC 4

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Conference Room	240	240	1	0
1		Shared Medical Appointment Room	300	300	1	0
8		Exam Room, Patient Aligned Care Team (PACT)	125	1,000	1	0
6		Exam Room, Women's Health	125	750	1	0
4		Consult Room, Patient Aligned Care Team (PACT)	125	500	1	0
1		Storage, Medical Equipment	120	120	1	0
1		Storage, Shared Medical Appointments	100	100	1	0
1		Toilet, Staff	60	60	1	0
1		Toilet, General Procedure Room Patient	75	75	1	0
1		Toilet, PACT Patient	60	60	1	0
2		Toilet, Women's Health Exam Room Patient	60	120	1	0
1		Tele-Health Room	125	125	1	0
1		Tele-Retinal Room	125	125	1	0

FA Totals: Room Qty: 29 Net Area: 3,575 Gross Area: 5,363

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 21 - PHARMACY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
8	(b) (5)	Workstation, Pharm Staff	56	448	1	0
1		Office, Supv	120	120	1	0
1		Consult Room, Pharmacy	120	120	1	0
1		Anteroom, Compound Sterile Preparation	60	60	1	0
1		PHARMACY, CLEAN ROOM, CHEMOTHERAPEUTICS COMPOUNDING	90	90	1	0
1		PHARMACY, IV ADMIXTURE, LOW VOLUME	90	90	1	0
1		Pharmacy, PACT 3 (Controlled Substance) (w/3 AutoDispensing)	2,200	2,200	1	0
3		Dispensing, Window	60	180	1	0
2		Prescription Receiving, Window	80	160	1	0
1		Workroom, Pharmacist	120	120	1	0
1		STAFF LOUNGE	180	180	1	0
1		Staff Personal Property Locker Room	65	65	1	0
1		SECURE STORAGE, VAULT	180	180	1	0
2		Toilet, Staff	60	120	1	0

FA Totals: Room Qty: 25 Net Area: 4,133 Gross Area: 6,200

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 22 - PHYSICAL MEDICINE AND REHABILITATION (PM&R) CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	ADL Kitchen	85	85	1	0
4		Exam Room, Multi-Specialty (PAIN CLINIC)	125	500	1	0
2		EXAM	120	240	1	0
1		Office, Therapist/Supv	120	120	1	0
1		workstations	160	160	1	0
1		Treatment Exercise Area (includes workstations therapists)	1,850	1,850	1	0
6		Treatment Room (private therapy) (w/2 walls)	120	720	1	0
1		Storage, Equipment	399	399	1	0
1		Toilet, PM&R Patient/Dressing Area (added bench for seating)	85	85	1	0
1		UTILITY, TRASH AND LINEN COLLECTION	120	120	1	0

FA Totals: Room Qty: 19 Net Area: 4,279 Gross Area: 6,419

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HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 23 - POLICE SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Operations Room (3 FTE Min 7 Max)	240	240	1	0
2		Locker Room (male/female)	80	160	1	0
2		OFFICE, INTERVIEW OFFICE plus SUPV	120	240	1	0
1		Office, Police Service (LOBBY)	100	100	1	0
1		Office, Police Service (PIV)	150	150	1	0
1		Holding Room	60	60	1	0
2		Storage, 1 Secure Weapons/Evidence/ 1 PIV Related Items	40	80	1	0
1		TOILET POLICE	75	75	1	0

FA Totals: Room Qty: 11 Net Area: 1,105 Gross Area: 1,658

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HAMPTON HCC (USE)
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Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 24 - PROSTHETICS AND SENSORY AIDS CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
3	(b) (5)	Exam Room, Patient Aligned Care Team (PACT)	125	375	1	0
1		Mailing Room, Prosthetic Appliances (within SRCS1)	80	80	1	0
1		OFFICE, PROSTHETICS FITTING	125	125	1	0
2		Workstation, Dispensing Prosthetic Clerks	56	112	1	0
4		Workstation, Prosthetic Tech and Rep	56	224	1	0
3		Reception	60	180	1	0
1		Storage, Prosthetic Appliances	1,198	1,198	1	0
1		STORAGE, WHEELCHAIR (12 par level)	180	180	1	0

FA To Room Qty: 16 Net Area: 2,474 Gross Area: 3,711

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 5 - RADIOLOGY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
5	(b) (5)	Dressing Room (Bariatric)	60	300	1	0
1		Workstation, Radiology Tech	56	56	1	0
2		Office, Chief Radiology and Supv	100	200	1	0
1		STORAGE, EQUIPMENT	100	100	1	0
2		STORAGE, GAS CYLINDERS, MRI	60	120	1	0
1		STORAGE, WHEELCHAIR	61	61	1	0
1		STORAGE, SHELVING	120	120	1	0

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HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)

Functional Area: 25 - RADIOLOGY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
2	(b) (5)	Toilet, MRI and CT	60	120	1	0
1		Toilet, Ultrasound Patient	60	60	1	0
1		SUB-WAITING MRI	60	60	1	0
1		TEAM COLLABORATION (2 clerks)	120	120	1	0
1		LITTER, PATIENT STAGING	60	60	1	0
2		Sub-Waiting, Diagnostic Patient	44	88	1	0
1		Sub-Waiting, Diagnostic Patient	60	60	1	0
1		Sub-Waiting, Mammography Patient	81	81	1	0
1		XRAY, COMPUTED TOMOGRAPHY, CONTROL	120	120	1	0
1		XRAY, COMPUTED TOMOGRAPHY, INDEP VIEW CONSOLE	120	120	1	0
1		XRAY, COMPUTED TOMOGRAPHY, SCANNER	400	400	1	0
1		Bone Densitometer(co locate w/ ultrasound and mammo)	145	145	1	0
1		Mammography Room (co locate w/ ultrasound and bone densitometer)	160	160	1	0
2		Radiology Room, General Purpose (plus Chest)	300	600	1	0
1		Ultrasound Room	180	180	1	0
1		XRAY, STORAGE, DIGITAL FILES	100	100	1	0
1		XRAY, MAGNETIC RESONANCE, CONTROL	100	100	1	0
1		XRAY, MAGNETIC RESONANCE, SYSTEM COMPONENT	150	150	1	0
3		XRAY, CT , MRI EQUIPMENT	120	360	1	0
1		XRAY, MAGNETIC RESONANCE, FERROMAGNETIC DETECTION	0	0	1	0
1		XRAY, MAGNETIC RESONANCE, SCANNER	500	500	1	0
2		Viewing Room, Picture Archiving and Communication System (PACS)	125	250	1	0

FA Totals: Room Qty: 41 Net Area: 4,791 Gross Area: 7,187

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HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 26 - STAFF AND SERV ORG SUPPORT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Lactation Room	60	60	1	0
2	(b) (5)	Linen Room, Soiled Scrubs (Staff only located near Locker rooms)	50	100	1	0
1	(b) (5)	Locker, Staff Personal Property (MENS Staff Changing)	120	120	1	0
1	(b) (5)	Locker, Staff Personal Property (WOMENS Staff changing)	240	240	1	0
1	(b) (5)	OFFICE, Employee Health	120	120	1	0
1	(b) (5)	OFFICE, HR	120	120	1	0
2	(b) (5)	OFFICE, UNION OFFICES (1AFGE; 1NAGE)	180	360	1	0
1	(b) (5)	Storage, Equipment	100	100	1	0
1	(b) (5)	STORAGE, SERV ORGS	120	120	1	0
2	(b) (5)	TOILET/SHOWER, STAFF (co locate w LR001)	60	120	1	0
6	(b) (5)	Toilet, Staff	60	360	1	0

FA Totals: Room Qty: 19 Net Area: 1,820 Gross Area: 2,730

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
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HAMPTON VA

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 27 - VOLUNTARY SERVICE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	OFFICE, VOLUNTEER SIGNIN	120	120	1	0
1		Workstation, Voluntary Clerk	56	56	1	0
1		Office, Vol Coordinator/Supv	100	100	1	0
1		STORAGE, VOLUNTEER	200	200	1	0

FA To Room Qty: 4 Net Area: 476 Gross Area: 714

Department: 1 - OUTPATIENT / PACT CLINIC (265)
Functional Area: 28 - COMMUNITY CARE

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
4		Office, CARE IN THE COMMUNITY STAFF	80	320	1	0
1		Alcove, Copier/ Printer	30	30	1	0
1		Team Room (PHONE OPERATORS)	240	240	1	0

FA Totals: Room Qty: 6 Net Area: 590 Gross Area: 885

Dept Totals: Room Qty: 714 Net Area: 102,493 Gross Area: 153,740

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department: 2 - DENTAL STERILE PROCESSING

Functional Area: 1 - DECONTAMINATION AREA (COPIED 13 AUG 2019 09:16AM ET)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Decontamination Work Area	100	100	1	0
1	(b) (5)	Alcove, PPE	60	60	1	0
1	(b) (5)	Storage Room, Water Treatment and Detergent	100	100	1	0
1	(b) (5)	Housekeeping Aides Closet (HAC)	60	60	1	0

FA Tot: Room Qty: 4 Net Area: 320 Gross Area: 480

Department: 2 - DENTAL STERILE PROCESSING

Functional Area: 2 - PREPARATION AND ASSEMBLY AREA (COPIED 13 AUG 2019 09:16AM ET)

Qty	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	Clean Workroom, Instrument Set Assembly	200	200	1	0
1	Storage, Sterile Processing Supplies	60	60	1	0

FA Tot: Room Qty: 2 Net Area: 260 Gross Area: 390

Department: 3 - DENTAL STERILE PROCESSING

Functional Area: 3 - STERILIZATION AREA (COPIED 13 AUG 2019 09:16AM ET)

Qty	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	Ethylene Oxide Gas Sterilization (EtO) Room	100	100	1	0
1	Ethylene Oxide Gas Sterilization (EtO) Abator Room	100	100	1	0

FA Totals: Room Qty: 2 Net Area: 200 Gross Area: 300

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Department: 2 - DENTAL STERILE PROCESSING

Functional Area: 4 - RECEIVING, STORAGE AND DISPATCH AREA (COPIED 13 AUG 2019 09:16AM ET)

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	<div>55</div>	Housekeeping Aides Closet (HAC)	60	60	1	0

FA Totals: Room Qty: 1 Net Area: 60 Gross Area: 90
Dept Totals: Room Qty: 9 Net Area: 840 Gross Area: 1,260
Bldg Totals: Room Qty: 723 Net Area: 103,333 Sum of Dept Gross Area: 155,000 Gross Area: 209,250

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
HAMPTON VAMC CHOICE 2.0 MW
HAMPTON VA

Department Area Summary (NSF/GSF)

Department	Total NSF	Total GSF
1 - OUTPATIENT / PACT CLINIC (265)(NTG Factor: 1.50)	102,493	153,740
2 - DENTAL STERILE PROCESSING (NTG Factor: 1.50)	840	1,260
Totals:	103,333	155,000

Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
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HAMPTON VA

Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.35

	Building GSF
Current	209,249

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Program For Design (13 Aug 2019 09:51AM)

HAMPTON HCC (USE)
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HAMPTON VA

Report Parameters

Sorted By: Compressed to Dept position, FA position, Room Code

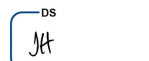
(END OF REPORT)

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Project Contents List

Attachment 7 to RLP Number 8VA2627, Project Contents List, is hereby incorporated into this Lease by reference.


[Lessor]




[Government]

Hampton Roads VA - Supplemental ASR Language
02/11/2020

This document contains additional agency specific requirements and is included in the complete ASR package. Where a conflict may arise between any documents included in the RLP Package, the more stringent shall apply. If the offeror identifies any conflicting or confusing language, submit questions in writing to the LCO for clarification.

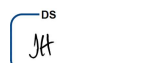
(b) (5)



2. Dumpsters shall be located in the service area. They shall be visually concealed (screened) and be a minimum of 50 feet from the nearest entrance and/or nearest point of a loading dock. Locate dumpsters downwind (use prevailing wind) from the building.
3. Common plenums are not to be utilized.
4. Lessor shall provide a separate monitor for temperature and humidity for the Clean Supply Areas, IT closets, lab, and medication room (vendor to match existing government system).
5. Lessor shall provide a minimum STC 62 and NRC Noise Reduction Coefficient NRC of 0.80 absorption in all Transcranial Magnetic Stimulation (TMS). Recommended space is a 9'x15' room unless otherwise noted.
6. Lessor shall provide the following in Transcranial Magnetic Stimulation (TMS) area:
 - 1) Dedicated circuits for each of the Transcranial Magnetic Stimulation (TMS) equipment (one circuit per outlet)
 - 2) TMS Rooms shall have dimmable lights.
 - 3) TMS Rooms shall have noise rated doors sufficient to maintain room minimum STC rating.
7. Lessor provided Audiology Booths shall have Luxury/solid Vinyl Tile flooring. Carpet is not acceptable. (b) (5) 

8. Lessor shall provide a covered drop off at the main entrance with a minimum width of two traffic lanes with accessible aisle and length of 70'. Canopies shall have a minimum 14-foot vertical clearance.
9. Lessor shall provide Automatic Door Openers (ADOs) with integrated locking system on lab specimen toilets.
10. Lessor shall provide a shelf for specimen cups in the specimen collection toilets.
11. Lessor shall provide Class 2 Reverse Osmosis (RO) Water System, filter & drain for the analyzer in the laboratory.
12. Lessor shall provide a sink in all exam and consultation rooms, including mental health.
13. The Radiology Suite, Eye Clinic, and Audiology Vestibulography shall not have exterior windows.

14. Lessor shall ensure MRI and similar imaging equipment are located on exterior walls and shall provide a "knock out" panel in order to install the MRI. Coordinate the construction and MRI installation with the Government. Approximate size of knock out is 12'x12x. Lessor to finalize necessary size during design phase.
15. Additional requirements for the police/security suite are included in the attached document titled "Attachment C Police Suite - Design Reqs 8 April 2019"
16. In addition to the requirement for a hot water recirculation system identified in LDN section 4.8.2.2.2, provide a recirculation system for potable cold as well. Both hot water and cold water recirculation systems shall have a testing port and treatment port in the loop.
17. Lessor shall provide fuel storage for the (b) (5)
18. The following loads shall be on the (b) (5)
19. The generator shall have enough capacity for 1.5x of all identified loads to account for potential future expansion.
20. Driveways to the loading dock, turn around areas, and loading areas adjacent to loading docks shall accommodate a truck & 53' trailer.
21. Lessor shall provide two (2) loading/unloading bays and a scissor lift at the loading dock.
22. The Lessor shall provide floor boxes, mounted flush with the finished floor, for both electrical & data at all kiosks.
23. The Lessor shall provide an independent electronic queuing systems, Quematic or equivalent approved by the LCO, at each of the following locations: Reception Area, Business Office, Laboratory, Pharmacy, and Prosthetics. Each queuing system shall include a monitor (minimum 55"), computer to run software, and any other necessary hardware for a complete system.
24. The Lessor shall provide one wall appropriate for taking pictures, in the Eligibility Enrollment & Supervisor's Office. Paint shall be equal to "PPG 1238-3 Flemish Blue". Coordinate size and specific wall in these rooms with the government during design.
25. Lessor shall provide the following in each conference room:
 - 1) A floor box with quad power and 4 data outlets centered under the table.
 - 2) Duplex power and data at 60" aff with blocking for TV
 - 3) Audio/visual ports at 60" aff for TV connecting to floor level wall outlet.
26. Lessor shall provide a floor box with quad power and 4 data outlets in each shared appointment room.
27. The entrance to the Treatment Exercise Room shall be operated with an automatic door opener (touchless or push plate).
28. Lessor shall provide an automatic door opener on the Multispecialty Room door.
29. Lessor shall provide a dedicated 120V 20A circuit for each OMNI Cell and lab refrigerator. These circuits shall also be on the emergency generator.
30. Lessor shall provide a separate monitor for temperature and humidity for medication refrigerators/freezers, Omni-cells, and lab refrigerators. Vendor to match existing government system.


[Lessor]


[Government]

31. Audiology Vestibulography room shall have manual water faucet handles (wrist blades).
32. Lessor shall provide plug-mold electrical outlet strips with minimum 12 outlets at 48" A.F.F., over the work bench area in the Bio-Med Room.
33. Lessor shall provide at least one electrical outlet mounted at 96" A.F.F. in each eye exam room. Coordinate location with the Government.
34. Lessor shall provide electrical, mechanical, plumbing and structural connections for a complete commercial kitchen in the Canteen. Below is a list of equipment to be used as a guideline for the expected appliances furnished at this facility. Final equipment selection will be provided during design.

NO.	ITEM	MODEL	SIZE L/W/H
1	REFRIGERATED SELF-SERVER CASE	STRUCT CONCEPTS CO47R	47.25/33/79.75
2	FRONT COUNTER UNIT	FABRICATED	156/36/34
3	BACKBAR COUNTER UNIT W/SINKS	FABRICATED	228/34/36
4	UNDERCOUNTER REFRIGERATOR (2)	BEVERAGE AIRE UCR27Y-23	27/27.75/31.5
6	ESPRESSO MACHINE W/WATER FILTER (2)	VERISMO 701	17/21/30
7	UNDER COUNTER DISHWASHER	ECOLAB U-LT	24/25/33.75
8	COFFEE BREWER	BUNN AXIOM TWIN TWIN APS	16/17.5625/23.5
9	MENU BOARD	VGS	84/1/36
10	TRASH CAN	VCS BUYOUT	
11	BLENDER (2)	VITAMIX (THE QUIET ONE)	11/8.5/18
12	CONDIMENT STAND (2)	FABRICATED	78/30/34
15	CASH REGISTER	NCR RealPOS 70xrt	12/14.5/14.5
16	PENDANT LIGHTS	TECH LIGHTING 700 FJ FIRFAS-LED	
17	BULLET OVEN	TURBO-CHEF BULLET	33/22/19
18	HAND SINK		
19	COUNTER TOP PASTRY CASE	STRUCT CONCEPTS CGS2830 SERVICE	28/25/30.5
20	MOBILE SHELF (3)	CAMBRO EMU183678P580	36/18/78
21	MOBILE SHELF	CAMBRO EMU184878P580	48/18/78
22	WORK TABLE	EAGLE CORP. T2472SEB	72/24/35
24	UNDERCOUNTER REFRIGERATOR	TRUE TUC-48D-2-LP-HC	48.75/30.125/29.75
25	3 COMPARTMENT SINK	EAGLE CORP. FN2060-3-18-14/3	102/27/45
26	WALL SHELF	EAGLE CORP. WS1296-14/3	96/12
27	SAFE	FIREKING TL-30 FR2018	21/24
28	ICE MACHINE	HOSHIZAKI F-450MAH	22/27/22
29	ICE BIN	HOSHIZAKI B-300PF	22/32/46
30	2 SECTION REFRIGERATOR	TRUE TS-35	39.5/29.5/78.375
31	2 SECTION REFRIGERATOR	TRUE TS-49	54.125/29.5/78.375
32	2 SECTION FREEZER	TRUE TS-49F	54.125/29.5/78.375

35. Provide securable, covered parking for two (2) electric golf carts with dedicated circuits for recharging in the service area.
36. Lessor shall provide a door directly to the Loading Dock from the hazardous waste storage area.

37. Lessor shall tie MRI and X-Ray equipment into an "activation in progress" light. This light shall illuminate when the equipment is in use and will automatically turn the equipment off if the room door is opened during a procedure.
38. MRI Zone flooring colors and wording must be highly visible. Ensure that they are zoned properly.
39. Lessor shall provide flush mounted floor data & electrical power for exercise equipment in PMR. Estimate 10 floor boxes with quad power and 4 data jacks. Coordinate final quantity and locations with the government during the design phase.
40. Lessor shall provide one 2 pole 208V 20A circuit and two dedicated 120V 20A circuits for the ScripPro machine in the Pharmacy. Coordinate location with the government. (b) (5)
41. Lessor shall provide a (b) (5)
42. Lessor shall provide laminated glass and partitions in the Beni-Travel room.
43. Lessor shall provide a method to clearly communicate, hands-free, across the glass in the Beni-Travel room.
44. Lessor shall design public exits that do not egress thru staff work areas.
45. Lessor shall provide two (2) outdoor radiology pads, complete with electrical/data outlets and any other required utilities for an MRI or other imaging equipment. Provide a covered walkway connection to main building. Finished floor elevation of the portable MRI and main building shall be equal (level) with no elevation change between the two. Page 5 of this document includes general guidelines for the outdoor radiology pad requirements. Note this information is only for planning purposes and may not reflect the mobile MRI unit ultimately purchased by the VA.
46. Pathology and Lab shall be (b) (5)
47. Eye clinic shall not have exterior windows.
48. Receptacles on emergency power shall be red.
49. In addition to those identified in LDN section 4.8.6.2 Dental Facilities, (b) (5)
50. Lessor shall provide recessed doors for all corridor doors so as to not interfere with corridor traffic.
51. Lessor to ensure Lab and Pharmacy are adjacent.
52. All IT closets shall be (b) (5)
53. All outlet cover plates should be stainless steel finish.
54. Include necessary infrastructure for an ATM within the building.
55. All public restrooms shall have baby changing stations
56. Lessor shall ensure cell service is maintained through the facility for all major cell carriers utilizing repeaters if necessary.
57. Waiting rooms shall include cell phone charging stations



(b) (4)

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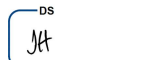
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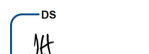
AK Specialty Vehicles
Attention: Service Department
16745 South Lathrop Avenue
Harvey, Illinois
60426
USA

Telephone: (001) 800.839.0630 (24/7 Service)
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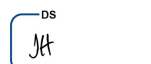
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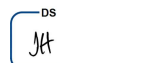
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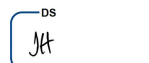


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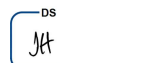
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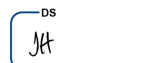
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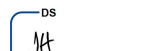
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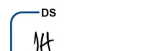
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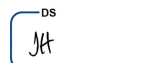
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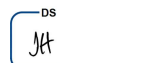
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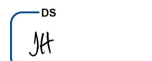
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LEGAL DESCRIPTION OF PROPERTY & TAX ID

Parcel #: **0360000003196**

Legal Description

ALL that parcel of land situate in the City of Chesapeake, Virginia, designated as "Parcel A-1" on that plat entitled "Resubdivision of Parcel 'A' and Parcel 'B-2' for Chesapeake Hospital Authority", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake in Map Book 141 at Page 70;

LESS AND EXCEPT those two parcels designated as "Knell's Ridge Boulevard" and " Parcel A" on that plat entitled "Subdivision Plat of Tapestry Park & Knells Ridge Boulevard Extension", which plat is recorded in the aforesaid Clerk's Office in Map Book 154 at Page 26.

AND BEING the residue of "Parcel A-1", a portion of which is shown as the "Residue Parcel" on plat recorded in the aforesaid Clerk's Office in Map Book 154 at Page 26

AND FURTHER BEING a part of the same property conveyed to Chesapeake Hospital Authority by Deed dated March 13, 2001, recorded March 23, 2001 in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 4236 at Page 389.

BROKER COMMISSION AGREEMENT

B. Gray Randolph
Executive Vice President
Office Leasing

150 W. Main Street, Suite 1100
Norfolk, Virginia 23510
www.colliers.com

MAIN + 1 757 490 3300
FAX + 1 757 490 1200



April 20, 2020

Matt Connolly
The Molasky Group of Companies
600 Galleria Parkway
Suite 995
Atlanta, GA 30339

Re: Request for Lease Proposal No. 8VA2627 ("RLP")
General Services Administration

Dear Matt:

This letter, when signed by authorized representatives of both The Molasky Group of Companies (Lessor) and Colliers (Broker), will represent the Commission Agreement ("Agreement") between Lessor and Broker with respect to Broker's representation of the United States of America, acting by and through the General Services Administration ("Tenant"), concerning Tenant's lease of office space in the building located at Knells Ridge Blvd, Chesapeake, VA 23320 ("Property") pursuant to the above-referenced RLP.

In the event that a lease agreement ("Lease") is awarded to Lessor by Tenant for space at the above referenced Property, the commission shall be an agreed upon rate that is in accordance with local business practices. This percentage shall be negotiated between the Lessor and Broker. Lessor and Broker have agreed upon a Commission equal to (b) (4) (as negotiated) of the "Aggregate Lease Value" (as defined below) for the initial non-cancelable term of the Lease.

The Commission shall be earned upon lease execution and after any possible protest on the award of the Lease has cleared ("Final Award") and is payable without further condition or contingency as follows: (b) (4)

The Aggregate Lease Value is defined as the full service rental to be paid by Tenant on the Leased Premises for the initial firm term of the Lease. Term and application of broker commission credit (Commission Credit) are defined in Paragraphs 1.02 and 1.14 of the RLP. The Aggregate Lease Value shall include:

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BROKER COMMISSION AGREEMENT

Page 2
April 20, 2020



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In the event the Aggregate Lease Value increases or decreases due to a change in the amount of Tenant improvements to be amortized, (b) (4)

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Lessor and Broker expressly recognize and agree that a portion of the Commission (the "Commission Credit"), to be specified at a later date, shall be applied to the benefit of Tenant in the Lease as a credit to the shell rent as required in the RLP. The Aggregate Lease Value provided above shall be calculated before and without regard to the application of the Commission Credit.

Lessor and Broker each represents and warrants to the other that, in connection with Tenant's Lease of the Leased Premises at the Property, it has not employed or dealt with any broker, agent or finder other than Broker. Lessor and Broker shall each indemnify and hold the other harmless from and against any claims for brokerage fees or other commissions asserted by any broker, agent or finder employed by Lessor or Broker, respectively, or with whom Lessor or Broker, respectively, has dealt.

Lessor and Broker agree not to disclose confidential financial information on commission and/or credits, or any other information having an adverse effect on the agreement and will refrain from using the information for any other purpose than that for which it was furnished.

Each party shall be responsible to the other party only for the reasonably foreseeable direct damages caused by its breach of this Agreement and in no event will either party be liable to the other for any loss of or damage to revenues, profits or goodwill or other special, incidental, indirect or consequential damage of any kind resulting from its performance or failure to perform pursuant to the terms of this Agreement. In no event shall Broker's liability for damages in connection with a claim made hereunder, including any indemnification obligation arising hereunder, exceed the amount of any commission actually received by Broker under this Agreement.

This Agreement contains the entire agreement between the parties with respect to the payment of a Commission by the Lessor to the Broker and supersedes all prior agreements, negotiations and understandings between the Lessor and the Broker with respect to the subject matter hereof. Any representation, inducement or agreement not contained in this Agreement shall be of no force and effect. This Agreement may not be modified in any manner other than an instrument in writing signed by both parties. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Each signatory to this Agreement represents and warrants that it has full authority to sign this Agreement on behalf of the party for whom it signs and that this Agreement binds such party. If either party is required to institute legal action against the other in connection with any dispute between Lessor and Broker relating to this Agreement or either party's performance hereunder, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

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BROKER COMMISSION AGREEMENT

Page 3
April 20, 2020



Please indicate your acceptance and approval of the above by having an authorized individual execute this Agreement on behalf of Lessor in the space provided below and return an executed original of this letter to the undersigned.

Sincerely,

(b) (6)

B. GRAY RANDOLPH, SIOR
GSA AUTHORIZED REPRESENTATIVE
COLLIERS INTERNATIONAL

AGREED AND ACCEPTED:

By: (b) (6) Date: June 25, 2020

Name: Matthew J. Connolly

Title: Sr. Vice President - Development

"General Decision Number: VA20210016 05/28/2021

Superseded General Decision Number: VA20200016

State: Virginia

Construction Type: Building

County: Chesapeake* County in Virginia.

* INDEPENDENT CITY

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.95 for calendar year 2021 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.95 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2021. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/01/2021
1	01/08/2021
2	05/07/2021
3	05/28/2021

* ASBE0024-006 04/01/2021

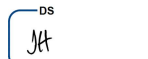
Rates	Fringes
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ASBESTOS WORKER/HEAT & FROST INSULATOR - MECHANICAL (Duct, Pipe & Mechanical System Insulation).....	\$ 39.27 18.67+a
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a. PAID HOLIDAYS: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day provided the employee works the regular work day before and after the paid holiday.

BOIL0045-003 01/01/2017


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	Rates	Fringes
BOILERMAKER.....	\$ 32.72	25.26

 BRVA0008-001 02/01/2018

	Rates	Fringes
BRICKLAYER.....	\$ 20.59	8.13

 ELEC1340-001 01/01/2020

	Rates	Fringes
ELECTRICIAN (Includes Low Voltage Wiring and Alarm Installation).....	\$ 28.75	2%+13.61

 ELEV0052-005 01/01/2021

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 44.14	35.825+a+b

a. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the Friday after Thanksgiving Day and Christmas Day.

b. VACATIONS: 6% men under 5 years based on regular hourly rate and 8% men over 5 years based on regular hourly rate for all hours worked.

 IRON0079-012 05/01/2021

	Rates	Fringes
IRONWORKER, STRUCTURAL AND ORNAMENTAL.....	\$ 26.63	16.67

 IRON0079-013 05/01/2021

	Rates	Fringes
IRONWORKER, RIGGER.....	\$ 26.63	16.67

 PLUM0110-008 11/01/2019

	Rates	Fringes
PIPEFITTER (Includes HVAC Pipe, Unit and Temperature Controls Installations).....	\$ 29.22	16.98
PLUMBER.....	\$ 29.22	16.98

 SUVA2013-030 01/11/2016

	Rates	Fringes
CARPENTER, Includes Acoustical Ceiling Installation, Drywall Hanging, and Form Work.....	\$ 18.56	0.00

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CAULKER.....	\$ 18.49	1.33
CEMENT MASON/CONCRETE FINISHER...	\$ 17.48	0.00
GLAZIER.....	\$ 19.36	4.68
IRONWORKER, REINFORCING.....	\$ 27.18	4.13
LABORER: Mason Tender - Brick...	\$ 13.48	3.27
LABORER: Mason Tender - Cement/Concrete.....	\$ 12.96	3.12
LABORER: Pipelayer.....	\$ 12.40	1.96
LABORER: Common or General, Including Demolition.....	\$ 12.14	1.60
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 20.69	1.35
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 18.95	4.03
OPERATOR: Bulldozer.....	\$ 18.07	3.50
OPERATOR: Forklift.....	\$ 19.40	7.00
OPERATOR: Loader.....	\$ 21.28	3.17
OPERATOR: Roller.....	\$ 16.25	4.88
PAINTER (Brush and Roller).....	\$ 16.87	0.00
PAINTER: Spray.....	\$ 18.10	5.43
ROOFER.....	\$ 18.40	2.31
SHEET METAL WORKER, Includes HVAC Duct Installation.....	\$ 23.43	5.05
SPRINKLER FITTER (Fire Sprinklers).....	\$ 18.91	4.67
TILE FINISHER.....	\$ 23.40	0.00
TILE SETTER.....	\$ 27.80	10.25
TRUCK DRIVER: Dump Truck.....	\$ 15.50	0.75

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017. If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including

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preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

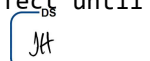
Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a


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new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:


Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material,


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etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

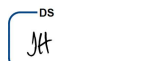

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The following mitigation measures will be implemented to ensure the Proposed Action will have no significant impact on the human and natural environment. The Lessor will implement BMPs and satisfy all applicable federal, state, and local regulatory requirements in association with the design, construction, and operation of the proposed CBOC at the selected Action Alternative site. The Lessor must comply with all requirements detailed below. Any and all costs must be included in the proposal for RLP 8VA2627 provided prior to lease award.

Resource	Measure
Water Resources	<p>Control soil erosion and sedimentation impacts during construction by complying with the VDEQ Virginia Pollutant Discharge Elimination System (VPDES) permit.</p> <p>Obtain a permit from USACE and VDEQ for any filling or taking of wetlands on the Knells Ridge Boulevard site. Obtain a jurisdictional determination from USACE and obtain a permit from USACE and/or VDEQ for any filling or taking of wetlands on the Clearfield Avenue Site. Complete the permit-required mitigation measures.</p> <p>Coordinate with VDEQ, as required, to ensure that the Proposed Action is consistent with the VDEQ's CZM Program.</p> <p>Design improvements in accordance with the requirements of the Energy Independence and Security Act Section 438 with respect to stormwater runoff quantity and characteristics.</p> <p>Ensure that the design of the CBOC includes sufficient stormwater management so water quantity/quality in receiving waters and/or off-site areas are not adversely affected.</p> <p>For the Clearfield Avenue Site, comply with city, county, and/or state regulations and ordinances implementing the Chesapeake Bay Preservation Area.</p>
Wildlife and Habitat	Conduct tree removal between November 15 and March 15. These time of year restrictions protect bats and resident and migratory songbirds.
Socioeconomics and Environmental Justice	Secure the construction area to prevent unauthorized access by children from nearby residential areas.
Land Use	Comply with applicable zoning requirements and development standards. Obtain a variance or conditional zoning, if applicable.
Traffic, Transportation, and Parking	The selected developer, in consultation with the Virginia Department of Transportation and the City of Chesapeake, will determine final, reasonable mitigation measures.
Utilities	None required.
Aesthetics	<p>Comply with City of Chesapeake zoning for required setbacks and height limitations.</p> <p>Use vegetative buffers to enhance viewsapes, particularly near adjacent residential properties.</p>


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Resource	Measure
Air Quality	<p>Use appropriate dust suppression methods (such as the use of water, dust, palliative, covers, and suspension of earth moving in high wind conditions) during on-site construction activities.</p> <p>Stabilize disturbed area through revegetation or mulching if the area will be inactive for several weeks or longer.</p> <p>Implement measures to reduce diesel particulate matter emissions from construction equipment, such as reducing idling time and using newer equipment with emissions controls.</p> <p>Comply with the applicable VDEQ air quality regulations. Secure any required minor air emissions permits from VDEQ prior to construction.</p>
Cultural Resources	<p>Should potentially historic or culturally significant items be discovered during project construction, immediately cease work in the area until GSA, a qualified archaeologist, VDHR, and other consulting parties are contacted to properly identify and appropriately treat discovered items in accordance with applicable state and federal laws.</p>
Geology and Soils	<p>Control soil erosion and sedimentation impacts during construction by implementing erosion prevention measures and complying with the VDEQ-issued VPDES permit, including the development and implementation of a site-specific Stormwater Pollution Prevention Plan. The VPDES permit will require stormwater runoff and erosion management using BMPs, such as earth berms, vegetative buffers and filter strips, and spill prevention and management techniques. The construction contractor will implement the sedimentation and erosion control measures specified in the VPDES permit and the Stormwater Pollution Prevention Plan to protect surface water quality.</p>
Noise	<p>Limit construction and associated heavy truck traffic to between 6:30 a.m. and 10:00 p.m. on Monday through Friday, or during normal, weekday, work hours, in compliance with zoning requirements.</p> <p>Shut down noise-generating heavy equipment when it is not needed.</p> <p>Maintain equipment per manufacturer's recommendations to minimize noise generation.</p> <p>Encourage construction personnel to operate equipment in the quietest manner practicable (such as speed restrictions, retarder brake restrictions, engine speed restrictions).</p>
Community Services	<p>None required.</p>
Solid Waste and Hazardous Materials	<p>Comply with applicable federal and state laws governing the use, generation, storage, transportation, and disposal of solid and hazardous materials and medical wastes.</p>

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SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL (b) (5)

THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS, AND, UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). WHERE THEY ARE IN CONFLICT WITH ANY OTHER REQUIREMENTS ON THIS LEASE, THE STRICTEST SHALL APPLY.

DEFINITIONS:

CRITICAL AREAS - The areas that house systems that if damaged or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled space (e.g., generators, air handlers, electrical feeds which could be located outside Government-controlled space).

SENSITIVE AREAS – Sensitive areas include vaults, SCIFs, evidence rooms, war rooms, and sensitive documents areas. Sensitive areas are primarily housed within Government-controlled space.

FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

FACILITY ENTRANCES AND LOBBY

EMPLOYEE ACCESS CONTROL AT ENTRANCES (SHELL)

The Lessor shall provide (b) (5) All Government employees, under this lease, shall be allowed access to the leased space (including after-hours access).

COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

PUBLIC RESTROOM ACCESS (SHELL)

The Government reserves the right to control access to public restrooms located within the Space.

SECURING CRITICAL AREAS (SHELL)

The Lessor shall secure areas designated as Critical Areas to restrict access:

A.

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C.

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INTERIOR (GOVERNMENT SPACE)

DESIGNATED ENTRANCES (SHELL)

The Government shall have a designated main entrance.

IDENTITY VERIFICATION (SHELL)

The Government reserves the right to verify the identity of persons requesting access to the Space prior to allowing entry.

(b) (5)

SITES AND EXTERIOR OF THE BUILDING

SIGNAGE

POSTING OF SIGNAGE IDENTIFYING THE SPACE AS GOVERNMENTAL (SHELL)

The Lessor shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility, including during construction, without written Government approval.

POSTING OF REGULATORY SIGNAGE (SHELL)

The Government may post or request the Lessor to post regulatory, statutory, sensitive areas and site specific signage.

LANDSCAPING

LANDSCAPING REQUIREMENTS (SHELL)

Lessor shall maintain landscaping (trees, bushes, hedges, land contour, etc,) around the facility. Landscaping

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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (SHELL)

(b) (5)

HAZMAT STORAGE (SHELL)

(b) (5)

PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES (SHELL)

(b) (5)

SECURITY SYSTEMS

(b) (5)

Security System Maintenance Criteria: The Lessor, in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative, (b) (5)

SECURITY REQUIREMENTS (LEVEL (b))

REV (06/22/18)

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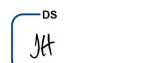
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STRUCTURE

WINDOWS

(b) (5)

OPERATIONS AND ADMINISTRATION

LESSOR TO WORK WITH FACILITY SECURITY COMMITTEE (FSC) (SHELL)

The Lessor shall cooperate and work with the buildings Facility Security Committee (FSC) throughout the term of the lease.

ACCESS TO BUILDING INFORMATION (SHELL)

Building Information—including mechanical, electrical, vertical transport, fire and life safety, security system plans and schematics, computer automation systems, and emergency operations procedures—shall be strictly controlled. Such information shall be released to authorized personnel only, approved by the Government, by the development of an access list and controlled copy numbering. The Contracting Officer may direct that the names and locations of -Government tenants not be disclosed in any publicly accessed document or record. If that is the case, the Government may request that such information not be posted in the building directory.

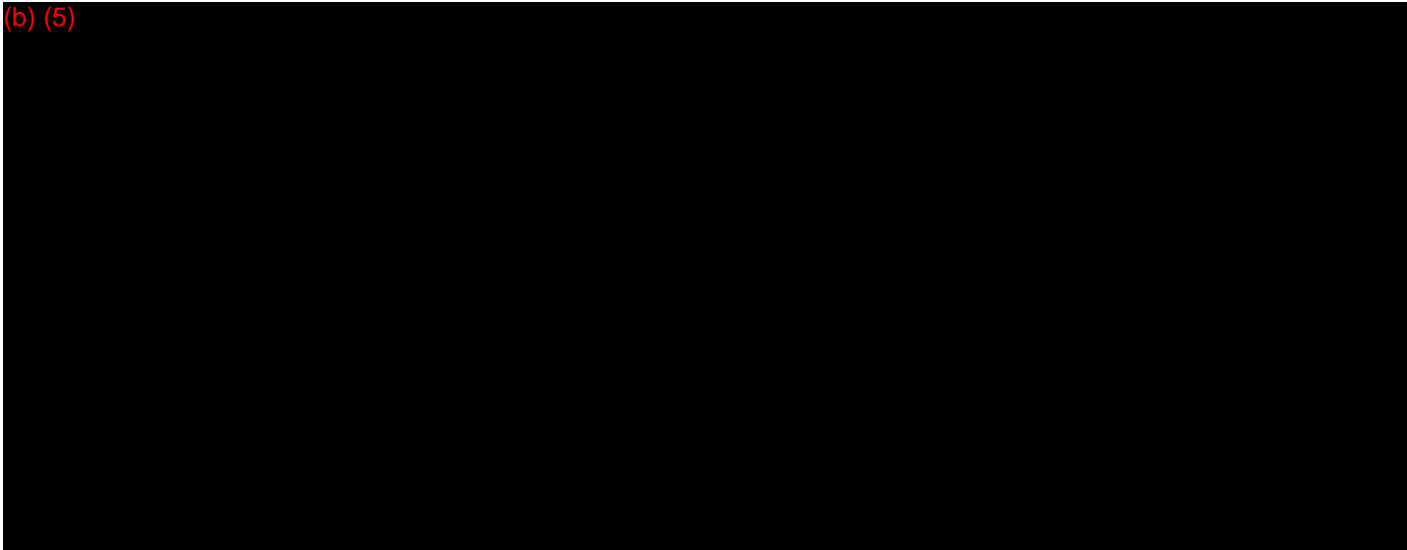
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Lessor shall have emergency plans and associated documents readily available in the event of an emergency.

CYBERSECURITY (SHELL)

A. (b) (5)



B.



C.



(b) (5)



(b) (5)



e. (b) (5)

f.

g.

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OPERATIONS & MAINTENANCE PLAN

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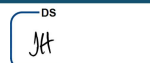
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OPERATIONS & MAINTENANCE PLAN

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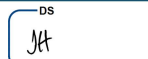
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[Lessor]


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OPERATIONS & MAINTENANCE PLAN

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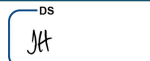
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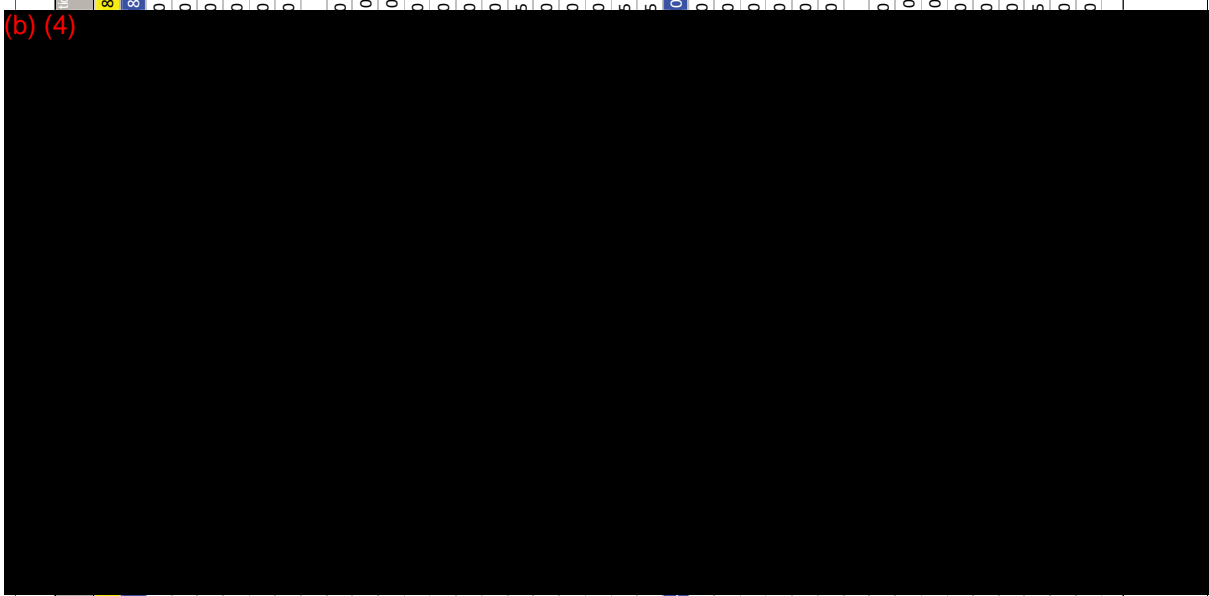
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 [Lessor]  [Government]

QUALITY OF BUILDING

(b) (4)



(b) (4)



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FOREIGN OWNERSHIP & FINANCING REPRESENTATION

Foreign Ownership and Financing Representation (Acquisitions of Leasehold Interests in Real Property)	Request for Lease Proposals Number 8VA2627	Dated 6/26/2020
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Complete appropriate boxes, sign the form, and return to LCO.
The Offeror makes the following additional Representations. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

FOREIGN OWNERSHIP AND FINANCING (APR 2018)

(a) Offeror represents that the ownership of the offered Building

☐ has a foreign person, foreign-owned entity, or foreign government involved in the ownership structure.

If checked, enter country: _____

☒ does not have a foreign person, foreign-owned entity, or foreign government involved in the ownership structure

(b) Offeror represents that the financing of the offered Premises, including, but not limited to, construction and permanent loans:

☐ has a foreign person, foreign-owned entity, or foreign government involved in the financing structure

If checked, enter country: _____

☒ does not have a foreign person, foreign-owned entity, or foreign government involved in the financing structure.

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) Brad Sher, VP & CFO 100 N. City Parkway, Suite 1700 Las Vegas, Nevada 89106 (b) (6) _____ Signature	TELEPHONE NUMBER 702 735-0155 6/25/2020 _____ Date
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Foreign Ownership and
Financing Representation
REV (10/18)

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[Lessor]

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[Government]

REPRESENTATION REGARDING CERTAIN TELECOMMUNICATION & VIDEO SURVEILLANCE SERVICES

Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment

See instructions within the representation regarding whether or not completion of this form is required. If required, complete appropriate boxes, sign the form, and return form, along with any other required disclosure information, to LCO or his/her designee.

NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in the provision at [52.204-26](#), Covered Telecommunications Equipment or Services—Representation, or in paragraph (v) of the provision at [52.212-3](#), Offeror Representations and Certifications-Commercial Items.

(a) *Definitions.* As used in this provision—

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause [52.204-25](#), Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that

Representation Regarding Certain
Telecommunications and Video
Surveillance Services or Equipment
REV (08/20)
Page 1

REPRESENTATION REGARDING CERTAIN TELECOMMUNICATION & VIDEO SURVEILLANCE SERVICES

uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (<https://www.sam.gov>) for entities excluded from receiving federal awards for “covered telecommunications equipment or services”.

(d) *Representation.* The Offeror represents that—

(1) It ☐ will, ☒ will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds “will” in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It ☐ does, ☒ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds “does” in paragraph (d)(2) of this section.

(e) *Disclosures.* (1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded “will” in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

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REPRESENTATION REGARDING CERTAIN TELECOMMUNICATION & VIDEO SURVEILLANCE SERVICES

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded “does” in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

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REPRESENTATION REGARDING CERTAIN TELECOMMUNICATION & VIDEO SURVEILLANCE SERVICES

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(End of provision)

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE)	TELEPHONE NUMBER
	Brad Sher, VP & CFO 100 N. City Parkway, # 1700 Las Vegas, Nevada 89106-4614	702 735-0155
	(b) (6) _____ Signature	04/20/2021 _____ Date

Representation Regarding Certain
Telecommunications and Video
Surveillance Services or Equipment
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GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1		SUBLETTING AND ASSIGNMENT
	2	552.270-11	SUCCESSORS BOUND
	3	552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN
	4	552.270-24	STATEMENT OF LEASE
	5	552.270-25	SUBSTITUTION OF TENANT AGENCY
	6	552.270-26	NO WAIVER
	7		INTEGRATED AGREEMENT
	8	552.270-28	MUTUALITY OF OBLIGATION
PERFORMANCE	9		DELIVERY AND CONDITION
	10		DEFAULT BY LESSOR
	11	552.270-19	PROGRESSIVE OCCUPANCY
	12		MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT
	13		FIRE AND CASUALTY DAMAGE
	14		COMPLIANCE WITH APPLICABLE LAW
	15	552.270-12	ALTERATIONS
	16		ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY
PAYMENT	17	52.204-7	SYSTEM FOR AWARD MANAGEMENT
	18	52.204-13	SYSTEM FOR AWARD MANAGEMENT MAINTENANCE
	19	552.270-31	PROMPT PAYMENT
	20	52.232-23	ASSIGNMENT OF CLAIMS
	21		PAYMENT
	22	52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT
STANDARDS OF CONDUCT	23	52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	24	552.270-32	COVENANT AGAINST CONTINGENT FEES
	25	52-203-7	ANTI-KICKBACK PROCEDURES
	26	52-223-6	DRUG-FREE WORKPLACE
	27	52.203-14	DISPLAY OF HOTLINE POSTER(S)
ADJUSTMENTS	28	552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	29	52.215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	30	552.270-13	PROPOSALS FOR ADJUSTMENT
	31		CHANGES
AUDITS	32	552.215-70	EXAMINATION OF RECORDS BY GSA
	33	52.215-2	AUDIT AND RECORDS—NEGOTIATION

DISPUTES	34	52.233-1	DISPUTES
LABOR STANDARDS	35	52.222-26	EQUAL OPPORTUNITY
	36	52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	37	52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	38	52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	39	52.222-36	EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES
	40	52.222-37	EMPLOYMENT REPORTS ON VETERANS
SUBCONTRACTING	41	52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	42	52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	43	52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	44	52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	45	52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	46	52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST- TIER SUBCONTRACT AWARDS
OTHER	47	52.204-25	PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
	48	552.204-70	REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
	49	52.204-19	INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS

The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

1. SUBLETTING AND ASSIGNMENT (JAN 2011)

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any subletting or assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld.

2. 552.270-11 SUCCESSORS BOUND (SEP 1999)

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

3. 552.270-23 SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SEP 1999)

(a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.

(b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate non-disturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.

(c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attorned to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.

(d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

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[Lessor]

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4. 552.270-24 STATEMENT OF LEASE (SEP 1999)

(a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.

(b) Letters issued pursuant to this clause are subject to the following conditions:

(1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;

(2) That the Government shall not be held liable because of any defect in or condition of the premises or building;

(3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and

(4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials.

5. 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

6. 552.270-26 NO WAIVER (SEP 1999)

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

7. INTEGRATED AGREEMENT (JUN 2012)

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease. Except as expressly attached to and made a part of the Lease, neither the Request for Lease Proposals nor any pre-award communications by either party shall be incorporated in the Lease.

8. 552.270-28 MUTUALITY OF OBLIGATION (SEP 1999)

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

9. DELIVERY AND CONDITION (JAN 2011)

(a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit.

(b) The Government may elect to accept the Space notwithstanding the Lessor's failure to deliver the Space substantially complete; if the Government so elects, it may reduce the rent payments.

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[Lessor]

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[Government]

10. DEFAULT BY LESSOR (APR 2012)

(a) The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

(1) Prior to Acceptance of the Premises. Failure by the Lessor to diligently perform all obligations required for Acceptance of the Space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease on account of the Lessor's default.

(2) After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition.

(3) Grounds for Termination. The Government may terminate the Lease if:

(i) The Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or

(ii) The Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions,

and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Space unusable for its intended purposes.

(4) Excuse. Failure by the Lessor to timely deliver the Space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:

(i) Circumstances within the Lessor's control;

(ii) Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters;

(iii) The condition of the Property;

(iv) The acts or omissions of the Lessor, its employees, agents or contractors; or

(v) The Lessor's inability to obtain sufficient financial resources to perform its obligations.

(5) The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.

11. 552.270-19 PROGRESSIVE OCCUPANCY (SEP 1999)

The Government shall have the right to elect to occupy the space in partial increments prior to the substantial completion of the entire leased premises, and the Lessor agrees to schedule its work so as to deliver the space incrementally as elected by the Government. The Government shall pay rent commencing with the first business day following substantial completion of the entire leased premise unless the Government has elected to occupy the leased premises incrementally. In case of incremental occupancy, the Government shall pay rent pro rata upon the first

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[Government]

business day following substantial completion of each incremental unit. Rental payments shall become due on the first workday of the month following the month in which an increment of space is substantially complete, except that should an increment of space be substantially completed after the fifteenth day of the month, the payment due date will be the first workday of the second month following the month in which it was substantially complete. The commencement date of the firm lease term will be a composite determined from all rent commencement dates.

12. MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (APR 2015)

The Lessor shall maintain the Property, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this Lease, in good repair and tenantable condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge. Upon request of the Lease Contracting Officer (LCO), the Lessor shall provide written documentation that building systems have been properly maintained, tested, and are operational within manufacturer's warranted operating standards. The Lessor shall maintain the Premises in a safe and healthful condition according to applicable OSHA standards and all other requirements of this Lease, including standards governing indoor air quality, existence of mold and other biological hazards, presence of hazardous materials, etc. The Government shall have the right, at any time after the Lease Award Date and during the term of the Lease, to inspect all areas of the Property to which access is necessary for the purpose of determining the Lessor's compliance with this clause.

13. FIRE AND CASUALTY DAMAGE (JUN 2016)

If the building in which the Premises are located is totally destroyed or damaged by fire or other casualty, this Lease shall immediately terminate. If the building in which the Premises are located are only partially destroyed or damaged, so as to render the Premises untenable, or not usable for their intended purpose, the Lessor shall have the option to elect to repair and restore the Premises or terminate the Lease. The Lessor shall be permitted a reasonable amount of time, not to exceed **270 days** from the event of destruction or damage, to repair or restore the Premises, provided that the Lessor submits to the Government a reasonable schedule for repair of the Premises within **60 days** of the event of destruction or damage. If the Lessor fails to timely submit a reasonable schedule for completing the work, the Government may elect to terminate the Lease effective as of the date of the event of destruction or damage. If the Lessor elects to repair or restore the Premises, but fails to repair or restore the Premises within **270 days** from the event of destruction or damage, or fails to diligently pursue such repairs or restoration so as to render timely completion commercially impracticable, the Government may terminate the Lease effective as of the date of the destruction or damage. During the time that the Premises are unoccupied, rent shall be abated. Termination of the Lease by either party under this clause shall not give rise to liability for either party.

Nothing in this lease shall be construed as relieving Lessor from liability for damage to, or destruction of, property of the United States of America caused by the willful or negligent act or omission of Lessor.

14. COMPLIANCE WITH APPLICABLE LAW (JAN 2011)

Lessor shall comply with all Federal, state and local laws applicable to its ownership and leasing of the Property, including, without limitation, laws applicable to the construction, ownership, alteration or operation of all buildings, structures, and facilities located thereon, and obtain all necessary permits, licenses and similar items at its own expense. The Government will comply with all Federal, State and local laws applicable to and enforceable against it as a tenant under this lease, provided that nothing in this Lease shall be construed as a waiver of the sovereign immunity of the Government. This Lease shall be governed by Federal law.

15. 552.270-12 ALTERATIONS (SEP 1999)

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for

purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space.

16. ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (APR 2015)

(a) Ten (10) working days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of building shell and TIs conforming to this Lease and the approved DIDs is substantially complete, and a Certificate of Occupancy has been issued as set forth below.

(b) The Space shall be considered substantially complete only if the Space may be used for its intended purpose and completion of remaining work will not unreasonably interfere with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punchlist generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

(c) The Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue Certificates of Occupancy or if the Certificate of Occupancy is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates that the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease to ensure an acceptable level of safety is provided. Under such circumstances, the Government shall only accept the Space without a Certificate of Occupancy if a licensed fire protection engineer determines that the offered space is compliant with all applicable local codes and ordinances and fire protection and life safety-related requirements of this Lease.

17. 52.204-7 SYSTEM FOR AWARD MANAGEMENT (OCT 2018)

This clause is incorporated by reference.

18. 52.204-13 SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (OCT 2018)

This clause is incorporated by reference.

19. 552.270-31 PROMPT PAYMENT (JUN 2011)

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are calendar days, unless otherwise specified.

(a) *Payment due date—*

(1) *Rental payments.* Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.

(i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.

(ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.

(2) *Other payments.* The due date for making payments other than rent shall be the later of the following two events:

(i) The 30th day after the designated billing office has received a proper invoice from the Contractor.

(ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

(b) *Invoice and inspection requirements for payments other than rent.*

(1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:

(i) Name and address of the Contractor.

(ii) Invoice date.

(iii) Lease number.

(iv) Government's order number or other authorization.

(v) Description, price, and quantity of work or services delivered.

(vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order).

(vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.

(2) The Government will inspect and determine the acceptability of the work performed or services delivered within seven days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the seven day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the seven days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) *Interest Penalty.*

(1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.

(2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the **Federal Register** semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.

(3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233-1, Disputes, or for more than one year. Interest penalties of less than \$1.00 need not be paid.

(4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

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(d) **Overpayments.** If the Lessor becomes aware of a duplicate payment or that the Government has otherwise overpaid on a payment, the Contractor shall—

(1) Return the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—

(i) Circumstances of the overpayment (e.g., duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);

(ii) Affected lease number; (iii) Affected lease line item or sub-line item, if applicable; and

(iii) Lessor point of contact.

(2) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

20. 52.232-23 ASSIGNMENT OF CLAIMS (MAY 2014)

(Applicable to leases over the micro-purchase threshold.)

(a) The Contractor, under the Assignment of Claims Act, as amended, [31 U.S.C. 3727](#), [41 U.S.C. 6305](#) (hereafter referred to as “the Act”), may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

(b) Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.

(c) The Contractor shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

21. PAYMENT (MAY 2011)

(a) When space is offered and accepted, the amount of American National Standards Institute/Building Owners and Managers Association Office Area (ABOA) square footage delivered will be confirmed by:

(1) The Government’s measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such plans or

(2) A mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.

(b) Payment will not be made for space which is in excess of the amount of ABOA square footage stated in the lease.

(c) If it is determined that the amount of ABOA square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of ABOA space delivered and the annual rental will be adjusted as follows:

ABOA square feet not delivered multiplied by one plus the common area factor (CAF), multiplied by the rate per rentable square foot (RSF). That is: $(1+CAF) \times \text{Rate per RSF} = \text{Reduction in Annual Rent}$

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22. 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (OCT 2018)

This clause is incorporated by reference.

23. 52.203-13 CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT (OCT 2015)

(Applicable to leases over \$5.5 million total contract value and performance period is 120 days or more.)

This clause is incorporated by reference.

24. 552.270-32 COVENANT AGAINST CONTINGENT FEES (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

(a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.

(b) *Bona fide agency*, as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

(1) *Bona fide employee*, as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

(2) *Contingent fee*, as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

(3) *Improper influence*, as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

25. 52.203-7 ANTI-KICKBACK PROCEDURES (MAY 2014)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

This clause is incorporated by reference.

26. 52.223-6 DRUG-FREE WORKPLACE (MAY 2001)

(Applicable to leases over the Simplified Lease Acquisition Threshold, as well as to leases of any value awarded to an individual.)

This clause is incorporated by reference.

27. 52.203-14 DISPLAY OF HOTLINE POSTER(S) (OCT 2015)

(Applicable to leases over \$5.5 Million total contract value and performance period is 120 days or more.)

(a) Definition.

"United States," as used in this clause, means the 50 States, the District of Columbia, and outlying areas.

(b) Display of fraud hotline poster(s). Except as provided in paragraph (c)—

- (1) During contract performance in the United States, the Contractor shall prominently display in common work areas within business segments performing work under this contract and at contract work sites—
 - (i) Any agency fraud hotline poster or Department of Homeland Security (DHS) fraud hotline poster identified in paragraph (b)(3) of this clause; and
 - (ii) Any DHS fraud hotline poster subsequently identified by the Contracting Officer.
- (2) Additionally, if the Contractor maintains a company website as a method of providing information to employees, the Contractor shall display an electronic version of the poster(s) at the website.
- (3) Any required posters may be obtained as follows:

Poster(s)	Obtain from
GSA Office of Inspector General "FRAUDNET HOTLINE	Contracting Officer

(Contracting Officer shall insert—

- (i) Appropriate agency name(s) and/or title of applicable Department of Homeland Security fraud hotline poster); and
- (ii) The website(s) or other contact information for obtaining the poster(s).)

(c) If the Contractor has implemented a business ethics and conduct awareness program, including a reporting mechanism, such as a hotline poster, then the Contractor need not display any agency fraud hotline posters as required in paragraph (b) of this clause, other than any required DHS posters.

(d) Subcontracts. The Contractor shall include the substance of this clause, including this paragraph (d), in all subcontracts that exceed \$5.5 million, except when the subcontract—

- (1) Is for the acquisition of a commercial item; or
- (2) Is performed entirely outside the United States.

28. 552.270-30 PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011)
(Applicable to leases over the Simplified Lease Acquisition Threshold.)

(a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may—

- (1) Reduce the monthly rental under this lease by five percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover five percent of the rental already paid;
- (2) Reduce payments for alterations not included in monthly rental payments by five percent of the amount of the alterations agreement; or
- (3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.

(b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis thereof. The Lessor shall have a period determined by the

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agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.

(c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

29. 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (AUG 2011)

(Applicable when cost or pricing data are required for work or services over \$750,000.)
This clause is incorporated by reference.

30. 552.270-13 PROPOSALS FOR ADJUSTMENT (OCT 2016)

This clause is incorporated by reference.

31. CHANGES (MAR 2013)

(a) The LCO may at any time, by written order, direct changes to the Tenant Improvements within the Space, Building Security Requirements, or the services required under the Lease.

(b) If any such change causes an increase or decrease in Lessor's costs or time required for performance of its obligations under this Lease, whether or not changed by the order, the Lessor shall be entitled to an amendment to the Lease providing for one or more of the following:

- (1) An adjustment of the delivery date;
- (2) An equitable adjustment in the rental rate;
- (3) A lump sum equitable adjustment; or
- (4) A change to the operating cost base, if applicable.

(c) The Lessor shall assert its right to an amendment under this clause within 30 days from the date of receipt of the change order and shall submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, the pendency of an adjustment or existence of a dispute shall not excuse the Lessor from proceeding with the change as directed.

(d) Absent a written change order from the LCO, or from a Government official to whom the LCO has explicitly and in writing delegated the authority to direct changes, the Government shall not be liable to Lessor under this clause.

32. 552.215-70 EXAMINATION OF RECORDS BY GSA (JUL 2016)

This clause is incorporated by reference.

33. 52.215-2 AUDIT AND RECORDS—NEGOTIATION (OCT 2010)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.

34. 52.233-1 DISPUTES (MAY 2014)

This clause is incorporated by reference.

35. 52.222-26 EQUAL OPPORTUNITY (SEP 2016)

This clause is incorporated by reference.

36. 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (APR 2015)

This clause is incorporated by reference.

37. 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (JUL 2013)

(Applicable to leases exceeding the micro-purchase threshold.)

This clause is incorporated by reference.

38. 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (OCT 2015)

(Applicable to leases \$150,000 or more, total contract value.)

(a) Definitions. As used in this clause—

“Active duty wartime or campaign badge veteran,” “Armed Forces service medal veteran,” “disabled veteran,” “protected veteran,” “qualified disabled veteran,” and “recently separated veteran” have the meanings given at FAR [22.1301](#).

(b) Equal opportunity clause. The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-300.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified protected veterans, and requires affirmative action by the Contractor to employ and advance in employment qualified protected veterans.

(c) Subcontracts. The Contractor shall insert the terms of this clause in subcontracts of \$150,000 or more unless exempted by rules, regulations, or orders of the Secretary of Labor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

39. 52.222-36 EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUL 2014)

(Applicable to leases over \$15,000 total contract value.)

(a) *Equal opportunity clause.* The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-741.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by the Contractor to employ and advance in employment qualified individuals with disabilities.

(b) *Subcontracts.* The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of \$15,000 unless exempted by rules, regulations, or orders of the Secretary, so that such provisions will be binding upon each subcontractor or vendor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs of the U.S. Department of Labor, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

40. 52.222-37 EMPLOYMENT REPORTS ON VETERANS (FEB 2016)

(Applicable to leases \$150,000 or more, total contract value.)

This clause is incorporated by reference.

41. 52.209-6 PROTECTING THE GOVERNMENT’S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (OCT 2015)

(Applicable to leases over \$35,000 total contract value.)

This clause is incorporated by reference.

42. 52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (OCT 2010)

(Applicable if over \$750,000 total contract value.)

This clause is incorporated by reference.

43. 52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (OCT 2018)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

This clause is incorporated by reference.

44. 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (AUG 2018) ALTERNATE III (JAN 2017)

(Applicable to leases over \$700,000 total contract value.)

This clause is incorporated by reference.

45. 52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (JAN 1999)

(Applicable to leases over \$700,000 total contract value.)

This clause is incorporated by reference.

46. 52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (OCT 2018)

(Applicable if over \$30,000 total contract value.)

This clause is incorporated by reference.

47. 52.204-25 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2019)

(a) Definitions. As used in this clause—

“Covered foreign country” means The People’s Republic of China.

“Covered telecommunications equipment or services” means –

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

“Critical technology” means-

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening.

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018.

"Substantial or essential component" means any component necessary for the proper function or full performance of a piece of equipment, system, or service.

(b) Prohibition. Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining or extending or renewing a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in Federal Acquisition Regulation 4.2X04.

(c) Exceptions. This clause does not prohibit contractors from providing-

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and similar contractual instruments, including subcontracts for the acquisition of commercial items.

48. 552.204-70 REPRESENTATION REGARDING CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2019)

- (a) *Definitions.* As used in this clause-
"Covered telecommunications equipment or services", "Critical technology", and "Substantial or essential component" have the meanings provided in FAR 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.
- (b) *Prohibition.* Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Contractors are not prohibited from providing-
- (1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - (2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
- (c) *Representation.* The Offeror or Contractor represents that it ☐ will or ☐ will not [Contractor to complete and submit to the Contracting Officer] provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract, order, or other contractual instrument resulting from this contract. This representation shall be provided as part of the proposal and resubmitted on an annual basis from the date of award.
- (d) *Disclosures.* If the Offeror or Contractor has responded affirmatively to the representation in paragraph (c) of this clause, the Offeror or Contractor shall provide the following additional information to the Contracting Officer--
- (1) All covered telecommunications equipment and services offered or provided (include brand; model number, such as original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable);
 - (2) Explanation of the proposed use of covered telecommunications equipment and services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) of this provision;
 - (3) For services, the entity providing the covered telecommunications services (include entity name, unique entity identifier, and Commercial and Government Entity (CAGE) code, if known); and
 - (4) For equipment, the entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known).

49. 52.204-19 INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS (DEC 2014).

This clause is incorporated by reference.